



COMPLETELY TEMECULA.

SPECIFIC PLAN



SPECIFIC PLAN

Prepared by:



179 Calle Magdalena, #201
Encinitas, CA 92024



2850 Womble Road
Suite 100-403
San Diego, CA 92106

carrierjohnson + CULTURE

1301 Third Avenue
San Diego, CA 92101



2020 Camino Del Rio North
Suite 1000
San Diego, CA 92108

TABLE OF CONTENTS

altair

1	SUMMARY	1-1
1.1	Document Purpose	1-1
1.2	Related Application and Studies	1-1
1.3	Legal Authority and Process	1-1
1.4	Organization	1-2
2	INTRODUCTION	2-1
2.1	Vision	2-1
2.2	Smart Growth	2-1
2.3	Site	2-6
2.4	Design Concept	2-9
2.5	Land Use	2-15
2.6	Relationship to the General Plan	2-17
3	LAND USE	3-1
3.1	Summary	3-1
3.2	Relationship of Land Uses to Zoning	3-7
3.3	Open Space	3-7
3.4	Altair Villages	3-7
3.5	Village A	3-9
3.6	Village B	3-17
3.7	Village C	3-23
3.8	Village D	3-33

3.9	Village E	3-41
3.10	Village F	3-49
3.11	Village G	3-57
3.12	School Site	3-63
3.13	Civic Site	3-69
4	CIRCULATION PLAN	4-1
4.1	Pedestrian Walkways, Trails & Bikeways	4-3
4.2	Circulation Plan - Vehicular	4-19
5	GRADING PLAN	5-1
5.1	Grading Description	5-1
5.2	Grading Plan Standards	5-1
6	INFRASTRUCTURE AND UTILITIES	6-1
6.1	Drainage	6-1
6.2	Water	6-8
6.3	Sewer	6-17
6.4	Dry Utilities	6-21
7	PUBLIC SERVICES	7-1
7.1	Schools	7-1
7.2	Libraries	7-1
7.3	Fire Protection	7-3
7.4	Police	7-3

7.5	Parks	7-3
7.6	Hospitals	7-4
7.7	Public Transit	7-4
7.8	Waste Management	7-7
8	OPEN SPACE AND RECREATION PLAN	8-1
8.1	Natural Open Space	8-4
8.2	Interstitial Open Space	8-5
8.3	Active Open Space	8-7
8.4	Private Open Space	8-10
8.5	Park Programming	8-10
8.6	Crime Prevention through Environmental Design	8-11
9	DESIGN GUIDELINES	9-1
9.1	Design Objectives	9-1
9.2	Building Placement	9-1
9.3	Building Form	9-2
9.4	Building Frontage	9-9
9.5	Utility Placement and Screening	9-22
9.6	Fences, Walls and Gates	9-25
9.7	Slopes and Retaining Walls	9-27
9.8	Materials, Textures and Colors	9-32
9.9	Public Art	9-34

9.10	Monuments and Gateways	9-41
9.11	Wind Screening	9-45
9.12	Outdoor Lighting	9-45
9.13	Streets	9-46
9.14	Signage	9-47
9.15	Accessibility	9-48
10	DEVELOPMENT STANDARDS	10-1
10.1	Application	10-1
10.2	Zoning	10-1
10.3	Height Limits and Vertical Projections	10-1
10.4	Setbacks and Build-To Line	10-4
10.5	Signage	10-8
10.6	Conceptual Landscape Plan	10-10
10.7	Parking	10-24
10.8	Fences, Hedges and Walls	10-26
10.9	Refuse and Service Areas	10-27
10.10	Building Types	10-28
10.11	Detached Housing	10-29
10.12	Multi-Plex	10-38
10.13	Rowhouse	10-42
10.14	Live/Work	10-47

10.15	Multifamily Walk-Up	10-51
10.16	Multifamily Podium	10-55
10.17	Micro-Units	10-58
10.18	Mixed-Use	10-60
10.19	Iconic Tower	10-63
10.20	Civic Buildings / Nature Center	10-64
10.21	School Buildings	10-66
10.22	Community Buildings	10-68

11 IMPLEMENTATION 11-1

11.1	Regulations that Administer the Specific Plan	11-1
11.2	Capital Improvements	11-5
11.3	Phasing	11-5
11.4	Maintenance	11-7
11.5	Density Transfer	11-7
11.6	Lot Reconfiguration or Consolidation	11-9
11.7	Financing Strategies	11-9
11.8	Services Deficit Fiscal Impact Payments	11-10
11.9	Annual Wildlife Conservation Fee	11-10
11.10	Severability	11-11

APPENDICES

Appendix A - Plant Lists

3 LAND USE

<i>Table</i> 3-1	Zones and Development Intensity	3-4
------------------	---------------------------------	-----

<i>Table</i> 3-1 Cont.	Zones and Development Intensity	3-5
------------------------	---------------------------------	-----

8 OPEN & RECREATION

<i>Table</i> 8-1	Open Space Summary	8-2
------------------	--------------------	-----

<i>Table</i> 8-2	Park and Open Space Areas	8-2
------------------	---------------------------	-----

10 DEVELOPMENT STANDARDS

<i>Table</i> 10-1	Permitted Uses	10-2
-------------------	----------------	------

<i>Table</i> 10-2	Zoning Regulations	10-3
-------------------	--------------------	------

<i>Table</i> 10-3	Parking Requirements	10-25
-------------------	----------------------	-------

<i>Table</i> 10-4	Building Types	10-28
-------------------	----------------	-------

2 INTRODUCTION

<i>Figure 2-1</i>	Regional Location Map	2-6
<i>Figure 2-2</i>	Vicinity Map	2-8
<i>Figure 2-3</i>	Connection to Open Space	2-10
<i>Figure 2-4</i>	Connection to Old Town Temecula	2-11
<i>Figure 2-5</i>	View Opportunities	2-12
<i>Figure 2-6</i>	Outdoor Rooms Linked Enfilade	2-13
<i>Figure 2-7</i>	Outdoor Rooms Linked in a “Daisy Chain”	2-14
<i>Figure 2-8</i>	Aerial Photograph	2-16

3 LAND USE

<i>Figure 3-1</i>	Natural Open Space	3-2
<i>Figure 3-2</i>	Land Use	3-3
<i>Figure 3-3</i>	Zoning Map	3-6
<i>Figure 3-4</i>	Village A - Plan Area	3-8
<i>Figure 3-5</i>	Vehicular Access - Village A	3-10
<i>Figure 3-6</i>	Pedestrian Circulation - Village A	3-11
<i>Figure 3-7</i>	Park Plan at Village A	3-14
<i>Figure 3-8</i>	Village B - Plan Area	3-16
<i>Figure 3-9</i>	Vehicular Access - Village B	3-18
<i>Figure 3-10</i>	Pedestrian Circulation - Village B	3-19
<i>Figure 3-11</i>	Park Plan at Village B	3-20

<i>Figure 3-12</i>	Village C - Plan Area	3-22
<i>Figure 3-13</i>	Vehicular Access - Village C	3-24
<i>Figure 3-14</i>	Pedestrian Circulation - Village C	3-25
<i>Figure 3-15</i>	Park Plan at Village C	3-29
<i>Figure 3-16</i>	Park Section at Village C	3-30
<i>Figure 3-17</i>	Village D - Plan Area	3-32
<i>Figure 3-18</i>	Vehicular Access - Village D	3-34
<i>Figure 3-19</i>	Pedestrian Circulation - Village D	3-35
<i>Figure 3-20</i>	Park Plan at Village D	3-38
<i>Figure 3-21</i>	Village E - Plan Area	3-40
<i>Figure 3-22</i>	Vehicular Access - Village E	3-42
<i>Figure 3-23</i>	Pedestrian Circulation - Village E	3-43
<i>Figure 3-24</i>	Park Plan at Village E	3-46
<i>Figure 3-25</i>	Village F - Plan Area	3-48
<i>Figure 3-26</i>	Vehicular Access - Village F	3-50
<i>Figure 3-27</i>	Pedestrian Circulation - Village F	3-51
<i>Figure 3-28</i>	Park Plan at Village F	3-54
<i>Figure 3-29</i>	Village G - Plan Area	3-56
<i>Figure 3-30</i>	Vehicular Access - Village G	3-58
<i>Figure 3-31</i>	Pedestrian Circulation - Village G	3-59
<i>Figure 3-32</i>	School - Plan Area	3-62

<i>Figure 3-33</i>	Vehicular Access - School	3-64
<i>Figure 3-34</i>	Pedestrian Circulation - School	3-65
<i>Figure 3-35</i>	Conceptual Site Plan - School	3-66
<i>Figure 3-36</i>	Civic Site - Plan Area	3-68
<i>Figure 3-37</i>	Vehicular Access - Civic Site	3-70
<i>Figure 3-38</i>	Pedestrian Circulation - Civic Site	3-71

4 CIRCULATION PLAN

<i>Figure 4-1</i>	5 Minute Walk	4-2
<i>Figure 4-2</i>	Circulation Plan - Pedestrian and Bicycle	4-7
<i>Figure 4-3</i>	Class I Bikeway Section	4-8
<i>Figure 4-4</i>	Key Walkway Section	4-9
<i>Figure 4-5</i>	Plan at Mid-Block Crossing	4-9
<i>Figure 4-6</i>	Typical Village Sidewalk Section	4-10
<i>Figure 4-7</i>	Hiking Trail Section	4-11
<i>Figure 4-8</i>	Bicycle Facilities	4-13
<i>Figure 4-9</i>	Crossing at Coromell Trail	4-16
<i>Figure 4-10</i>	Conceptual Plan at Grand Stair	4-17
<i>Figure 4-11</i>	Vehicular Entries	4-18
<i>Figure 4-12</i>	Vehicular Circulation Plan	4-23
<i>Figure 4-13</i>	Street Section - Western Bypass Corridor 1	4-24
<i>Figure 4-14</i>	Street Section - Western Bypass Corridor 2	4-24

<i>Figure 4-15</i>	Street Axon - Western Bypass Corridor 2	4-25
<i>Figure 4-16</i>	Street Section - C Street + B Street South	4-26
<i>Figure 4-17</i>	Street Axon - C Street + B Street South	4-27
<i>Figure 4-18</i>	Street Section - Coromell Trail	4-28
<i>Figure 4-19</i>	Street Section - Coromell Trail - Split Lanes	4-28
<i>Figure 4-20</i>	Street Axon - Coromell Trail - Split Lanes	4-29
<i>Figure 4-21</i>	Street Section - Altair Vista - Planted Parkways	4-30
<i>Figure 4-22</i>	Street Axon - Altair Vista - Planted Parkways	4-31
<i>Figure 4-23</i>	Street Section - Altair Vista + A Street - Urban	4-32
<i>Figure 4-24</i>	Street Axon - Altair Vista + A Street - Urban	4-33
<i>Figure 4-25</i>	Street Section - Altair Vista one way	4-34
<i>Figure 4-26</i>	Street Axon - Altair Vista one way	4-35
<i>Figure 4-27</i>	Street Section - Altair Vista	4-36
<i>Figure 4-28</i>	Street Axon - Altair Vista	4-37
<i>Figure 4-29</i>	Street Section - Altair Vista Culverts + A St Bridge	4-38
<i>Figure 4-30</i>	Street Axon - Altair Vista Culverts + A St Bridge	4-39
<i>Figure 4-31</i>	Street Section - B Street North	4-40
<i>Figure 4-32</i>	Street Section - B Street North with Bikeway	4-40
<i>Figure 4-33</i>	Street Axon - B Street North	4-41
<i>Figure 4-34</i>	Street Section - Alley	4-42
<i>Figure 4-35</i>	Typical Alley at Cottages at Harveston	4-43

5 GRADING PLAN

<i>Figure</i> 5-1	Project Grading Diagram	5-3
<i>Figure</i> 5-2	Project Grading Sections	5-4
<i>Figure</i> 5-3	Retaining Wall Diagram	5-5

6 INFRASTRUCTURE AND UTILITIES

<i>Figure</i> 6-1	Typical Drainage Draw Plan	6-3
<i>Figure</i> 6-2	Typical Drainage Draw Section	6-3
<i>Figure</i> 6-3	Storm Drainage Plan	6-4
<i>Figure</i> 6-4	Enlarged Storm Drainage Plans	6-6 and 6-7
<i>Figure</i> 6-5	Domestic Water Plan	6-9
<i>Figure</i> 6-6	Enlarged Domestic Water Plans	6-11 and 6-12
<i>Figure</i> 6-7	Sewer Plan	6-16
<i>Figure</i> 6-8	Enlarged Sewer Plans	6-18 and 6-19

7 PUBLIC SERVICES

<i>Figure</i> 7-1	Public Services	7-2
<i>Figure</i> 7-2	RTA Route Map	7-5
<i>Figure</i> 7-3	Smart Shuttle Route Proposal	7-6

8 OPEN SPACE AND RECREATION PLAN

<i>Figure</i> 8-1	Parks, Open Space and Amenities Plan	8-3
<i>Figure</i> 8-2	Open Space and Recreational Images	8-9

9 DESIGN GUIDELINES

<i>Figure</i> 9-1	Motor Court Elements	9-6
<i>Figure</i> 9-2	Building Frontage	9-8
<i>Figure</i> 9-3	Straight Stoop	9-10
<i>Figure</i> 9-4	Sideways Stoop	9-10
<i>Figure</i> 9-5	Projecting Porch	9-12
<i>Figure</i> 9-6	Integral Porch	9-12
<i>Figure</i> 9-7	Recessed Entry	9-14
<i>Figure</i> 9-8	Walled Yard	9-15
<i>Figure</i> 9-9	Raised Yard	9-16
<i>Figure</i> 9-10	Entry Court	9-19
<i>Figure</i> 9-11	Shopfront	9-20
<i>Figure</i> 9-12	Arcade	9-21
<i>Figure</i> 9-13	Utility Locations	9-22
<i>Figure</i> 9-14	Retaining Wall Section where Visible to Public	9-27
<i>Figure</i> 9-15	Stepped Buildings	9-28
<i>Figure</i> 9-16	Roundabout 1 - Plan	9-36
<i>Figure</i> 9-17	Roundabout 1 - Elevation	9-37
<i>Figure</i> 9-18	Roundabout 2 - Plan	9-38
<i>Figure</i> 9-19	Roundabout 2 - Elevation	9-39
<i>Figure</i> 9-20	Roundabout 3 - Elevation	9-39

<i>Figure 9-21</i>	Roundabout 3 - Plan	9-40
<i>Figure 9-22</i>	Major Entry Monument A - Plan	9-41
<i>Figure 9-23</i>	Major Entry Monument A - Elevation	9-41
<i>Figure 9-24</i>	Entry Monuments + Gateways	9-42
<i>Figure 9-25</i>	Major Entry Monument B - Elevation	9-43
<i>Figure 9-26</i>	Major Entry Monument C - Elevation	9-43
<i>Figure 9-27</i>	Gateway Bridge	9-44
<i>Figure 9-28</i>	Street Organization	9-47

10 DEVELOPMENT STANDARDS

<i>Figure 10-1</i>	Allowable Setback Encroachments - Porch	10-4
<i>Figure 10-2</i>	Allowable Setback Encroachments - Stoop	10-5
<i>Figure 10-3</i>	Allowable Setback Encroachments - Walls+Trellises	10-5
<i>Figure 10-4</i>	Allowable Setback Encroachments - Awnings, Balconies, Roofs	10-6
<i>Figure 10-5</i>	Allowable Setback Encroachments - Arcades	10-7
<i>Figure 10-6</i>	Building-Mounted Signs	10-8
<i>Figure 10-7</i>	Monument Signs	10-9
<i>Figure 10-8</i>	Conceptual Landscape Plan	10-11
<i>Figure 10-9</i>	Landscape Exhibit 1	10-12
<i>Figure 10-10</i>	Landscape Exhibit 2	10-13
<i>Figure 10-11</i>	Landscape Exhibit 3	10-14

<i>Figure</i> 10-12	Landscape Exhibit 4	10-15
<i>Figure</i> 10-13	Street Tree Plan	10-16
<i>Figure</i> 10-14	Urban Parkway with Tree Grate	10-23
<i>Figure</i> 10-15	Urban Parkway with Planter Pocket	10-23
<i>Figure</i> 10-16	Detached Housing with small entry yard	10-29
<i>Figure</i> 10-17	Detached Housing clustered around common green space	10-30
<i>Figure</i> 10-18	Detached Housing Facing Street	10-31
<i>Figure</i> 10-19	Detached Housing around Motor Court	10-32
<i>Figure</i> 10-20	Detached Housing Clustered around Green	10-33
<i>Figure</i> 10-21	Typical Landscaping at Bungalow Court and Rose Court	10-34
<i>Figure</i> 10-22	Typical Front Yard Landscaping at Detached Housing	10-35
<i>Figure</i> 10-23	4th Floor Limits in Detached Housing	10-36
<i>Figure</i> 10-24	Typical Massing at Detached Housing	10-36
<i>Figure</i> 10-25	Detached garages and/or accessory dwelling	10-37
<i>Figure</i> 10-26	Typical Massing at Multiplex	10-39
<i>Figure</i> 10-27	Multiplex Housing with shared Driveway & Motor Court	10-40
<i>Figure</i> 10-28	Rowhomes along a street facade	10-42
<i>Figure</i> 10-29	Rowhouse massing and articulation	10-45
<i>Figure</i> 10-30	Typical Live/Work Building	10-47

<i>Figure</i> 10-31	Example Live/Work Building Section	10-48
<i>Figure</i> 10-32	Typical Massing at Multifamily Walk-Up	10-51
<i>Figure</i> 10-33	Motor Court at Multifamily Housing	10-52
<i>Figure</i> 10-34	Multifamily Walk-Up Housing Arrangement	10-53
<i>Figure</i> 10-35	Multifamily Podium example with street-level entries	10-55
<i>Figure</i> 10-36	Multifamily Podium Building	10-56
<i>Figure</i> 10-37	Resident Courtyard at Multifamily Podium Housing	10-57
<i>Figure</i> 10-38	Micro-Units Typical Layout	10-58
<i>Figure</i> 10-39	Building with Micro-Units	10-58
<i>Figure</i> 10-40	Iconic Tower	10-63

11 IMPLEMENTATION

<i>Figure</i> 11-1	Public and Private Roads at Altair	11-4
<i>Figure</i> 11-2	Altair Conceptual Phasing Plan	11-6
<i>Figure</i> 11-3	Developer Responsibility Map	11-8

1 SUMMARY

1.1 Document Purpose

The Altair Specific Plan serves as the regulatory document and planning instrument for the future development of a 270-acre land parcel west of the Old Town planning area in the City of Temecula. This Specific Plan is a mechanism for implementing the City of Temecula General Plan in the area defined therein as Altair.



1.2 Related Applications and Studies

The Altair Specific Plan is one of several concurrent studies and approvals necessary for the complete entitlement of Altair. These include:

- **PA14-0158 General Plan Amendment** to amend the land use and allowable density and to revise the alignment of the Western Bypass Corridor.
- **PA14-0159 Specific Plan and Environmental Impact Report (SCH #2014111029)**
- **PA14-0160 Tentative Tract Map**
- **PA14-0161 Development Agreement**, including a Fiscal Impact Analysis and formation of a Community Facilities District.

1.3 Legal Authority and Process

The City of Temecula General Plan authorizes in its Land Use Element the use of Specific Plans that comply with Section 65451 of the California Government Code and with the City's Development Code. California Government Code Section 65450-65457 grants local planning agencies the authority to create specific plans to execute the applicable general plan for any area within that general plan. Both the General Plan and the Development Code of the City require approval of a specific plan prior to any land use entitlement or building or grading permit in designated specific plan areas of 100 or more acres. Altair is in such a designated area and, therefore, requires an approved specific plan for development.

Both the General Plan and the official Zoning Map of the City of Temecula designate the majority of the subject property as SP-8, Westside Specific Plan. This was a previously adopted document that never developed as a built project. Therefore, the new Altair Specific Plan requires a rezone process with a general plan amendment to revise the land uses for the site and remove the SP-8 designation.

Specific plans in the City of Temecula require a Planning Commission hearing and City Council hearing, both with public notice. Additionally, the EIR / CEQA process requires a public scoping meeting. The Planning Commission shall make a recommendation to the City Council based on findings listed in the Development Code. Council will then consider the recommendation of the Planning Commission as well as the findings to determine whether to

adopt the Specific Plan. Adoption will be by ordinance. The findings that must be made are:

1. The proposed specific plan is consistent with the general plan and development code.
2. The proposed specific plan would not be detrimental to the public interest, health, safety, convenience or welfare of the city.
3. The subject property is physically suitable for the requested land use designations and the anticipated land use developments.
4. The proposed specific plan shall ensure development of desirable character which will be compatible with existing and proposed development in the surrounding neighborhood.

Upon adoption of the Altair Specific Plan, it becomes the regulatory document for Altair. All future development plans, tentative maps, parcel maps or other entitlements and public improvements located within the boundaries defined by this plan must be found to be consistent with this Specific Plan.

All regulations, policies and implementation measures described in this Specific Plan shall be considered individually. If any provision is determined to be without legal basis by a presiding State or Federal court, the remaining document and stipulations shall continue to be valid and enforceable.

1.4 Organization

The Altair Specific Plan is organized in eleven sections to cover the various aspects of planning and regulation for development and construction at Altair.

Section 1 offers a short summary of the purpose and process of this document and associated approvals.

Section 2 introduces the vision and design concept for the Altair community, discusses the smart growth principals that guide this concept and explains the plan's consistency with the City of Temecula General Plan.

Section 3 discusses land use and describes the individual Villages and civic plan areas.

Section 4 outlines the circulation plans for pedestrians, bicycles and vehicles to achieve a walkable community.

Section 5 explains the grading work needed for the site and provides standards to prevent erosion and minimize the visual impacts of grading.

Section 6 discusses infrastructure and utilities, including stormwater drainage and treatment, water, sewer, electricity and natural gas services.

Section 7 discusses public services available to the project, including libraries, police, fire and rescue, parks, public transit, waste management, schools and the site available for a new elementary school.

Section 8 describes the extensive network of parks and open space proposed for Altair, and how open spaces are integrated with the villages concept and with the historic terrain.

The Design Guidelines that will ensure the aesthetic quality of development in Altair are located in **Section 9**.

Section 10 includes development standards regulating the site for zoning, building parameters, building type, parking and landscaping.

Finally, **Section 11** outlines the implementation of this Specific Plan, including proposed phasing, capital improvements and maintenance responsibilities.

2 INTRODUCTION

2.1 Vision

The name “Altair” derives from the Latin roots for “a high place” and “an altar”. The combined meaning is “a high place of significance or prominence”. Altair is also the name of a star in the constellation Aquila. The name is appropriate to this site that sits above the heart of Temecula and is easily seen from many points in the City. The ridge line above Altair has long been a visual backdrop to the City and will only be enhanced by this neighborhood at its base. The community of Altair will play a prominent role in the physical, social and economic evolution of Temecula.



OLD TOWN FRONT STREET IN TEMECULA, CALIFORNIA

Altair is envisioned as the complementary residential component to the Old Town Specific Plan area of the City of Temecula. The two plan areas are integral to a successful urban mixed-use environment. Altair is located directly adjacent to Old Town Temecula and its added residential population base will support the commercial uses of Old Town. There are few housing opportunities in Old Town currently, limiting the clientele of Old Town’s shops and restaurants to visitors who arrive primarily by car. Old Town businesses are therefore very dependent on tourism, which can fluctuate dramatically. The downtown area must also satisfy the intense parking demand of all of those visitors. Altair will provide up to 1,750 new homes for a range of household sizes, income and demographics. The homes of Altair will be a pedestrian-oriented community within walking or cycling distance of Old Town. The dense design will attract residents looking for an urban lifestyle, a demographic that tends to patronize the type of restaurants and shops already in Old Town. These residents will broaden and stabilize the consumer base for Old Town businesses.

Altair also provides public amenities close to Old Town. A central park, plazas, play field and an elementary school are proposed. A new Western Bypass links Temecula Parkway with Rancho California Road, an important public benefit to alleviate traffic congestion in Old Town. Altair’s attractive trails, vistas and parks will add to and diversify the tourism market of the vicinity.

2.2 Smart Growth

“Smart growth” is a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save public funds over time through efficient utilization of infrastructure. Smart growth principles ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between urban development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies. The Altair Specific Plan is founded in the philosophy of smart growth. The following is a summary of 10 smart growth principles and how the Altair project embodies each.

10 Smart Growth Principles

1. Mix Land Uses

Each neighborhood has a balanced mixture of homes, retail, business, and recreational opportunities to stimulate vitality throughout the day.

- A. The Altair Specific Plan meets this principle by providing a mix of housing types and active open space in an area of the City currently dominated by commercial uses.
- B. Old Town is the shopping and nightlife center of Temecula. However, it is separated from the existing housing base east of I-15, the majority of which is suburban in nature, predominantly single-family homes dependent on vehicular circulation. Altair introduces urban housing adjacent to Old Town to form a larger community integrating a mix of mutually supportive uses.

2. Build well-designed compact neighborhoods.

Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported.

- A. Altair is inherently compact and walkable due to the size, scale and density of the development. Figure 4-1 of this Specific Plan overlays 1/4 mile walking radius on the project map to demonstrate ease of access to Old Town and other parts of the community without driving.
- B. Safety – landscaping, lighting and visibility are considered and integrated into the design.
- C. Eyes on the street - dense communities with buildings that face circulation routes and public spaces have many observers to deter crime or notice someone in trouble.
- D. Livability – each unit has access to private and public open space. Functional needs, such as parking and trash service, are fully considered and accommodated with no negative impacts on the neighborhood.
- E. Environmental design – homes and open spaces have shade and shelter from the wind. Stormwater is treated and contained to prevent flooding.

3. Provide a variety of transportation choices.

Neighborhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving.

- A. The Altair plan focuses on walking and cycling for both transportation and recreation. Residents walk between villages, to parks, to the neighborhood elementary school, nearby Old Town, and can access a regional trail system.
- B. Altair features *complete streets*, that equally accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities. *Complete streets* support social interaction and neighborhood vitality beyond the simple need for circulation.
- C. A potential shuttle route has been coordinated with RTA to connect with the bus system.
- D. A variety of bike lanes and trails, from sharrows to Class I trails, are provided to match different cycling modes.
- E. A true walkable neighborhood like Altair results in physical and social public health benefits. Residents are more fit, interact more with their neighbors and breathe cleaner air.

4. Create diverse housing opportunities.

People in different family types, life stages and income levels can afford a home in the neighborhood of their choice.

- A. The Altair development is very different from the rest of the City, especially east of the freeway, which is characterized by single family housing interspersed with shopping centers and few apartments.
- B. At Altair, housing is available for all stages of life. Housing types range from micro-units and apartments to rowhouses to detached housing on small lots. Development parcels are small and in close proximity to encourage a mix of people of different ages and lifestyles.
- C. The Elementary School site will serve younger families.
- D. The zoning allows day care, either in homes or day care centers, to support young families and provide opportunities for employment.
- E. Senior housing is encouraged. More importantly, Altair strives to provide communal resources, flexible housing and a supportive neighborhood that allows inhabitants to age in their own homes.

5. Preserve open spaces, natural beauty, and environmentally sensitive areas.

Development respects natural landscape features and has a higher aesthetic, environmental, social and financial value.

- A. Altair preserves over 68 acres of the existing hillside west of Old Town as MSHCP corridor. The Western Bypass Corridor alignment has been revised from previous designs to achieve this significant conservation land, an increase from the land conserved by the prior alignment. This hillside is a critical viewshed seen from Old Town, the freeway and surrounding neighborhoods.
- B. Additionally, Altair conserves almost 35 acres of land containing native oak trees at the south end of the site.
- C. Altair features active and passive recreation parks in each village to form a “string of pearls”. The main park at Village C is directly visible from Old Town along Main Street, so that the visual link is to open space.
- D. Altair protects Temecula’s green infrastructure, which is as important to the health, happiness and welfare of its residents as roads and utilities.
- E. Altair sustains the region’s shade trees and urban forests, the organic plant and soil materials that filter our water and air, attenuate noise, ease wind, prevent erosion and flood damage, and moderate temperatures.
- F. Bio-swales and stormwater retention basins are designed to look natural, and are not fenced-off detention ponds.



6. Urban design is important.

Site plan trumps architecture, meaning the basic arrangement of the building on the site is far more important than the exterior appearance and “envelope” of the structure. There are three rules of urban design which when combined result in well designed compact neighborhoods:

- A. Require build-to lines. As opposed to setbacks that establish areas where a building cannot be constructed, build-to lines specify where a building is to be built on the lot. Establishing build-to lines can facilitate a sense of enclosure, and provide a method of creating visually interesting, pedestrian-oriented streetscapes by arranging buildings and entrances to the front of lots.
- B. Make the building front “permeable” (i.e., no blank walls) and building entrances easily identifiable. Whether commercial or residential, patios, porches, windows and doors are important to activate the street, create pedestrian scale and define public and private space. It is never appropriate to have a blank façade or sidewall along a pedestrian thoroughfare, regardless of topography. All buildings respect this principle and front on Altair Vista.
- C. Prohibit parking lots in front of buildings. Pedestrian-oriented neighborhoods start with the location of the parking lot. In an urban village, there are no parking lots along the street front. While parking lots are a necessity, on-site parking should be located below, behind through an alley, or behind from a street, and buildings should be placed at or near the sidewalk. Pedestrians interact with building facades, not cars.

While site plan trumps architecture, building height, massing, and materials are all extremely important and should be designed to have a lasting permanence, both programmatically and materially.

7. Foster a unique neighborhood identity.

Each community is unique, vibrant, diverse, and inclusive.

- A. Rooftop patios and balconies take advantage of spectacular views overlooking the City, and help define the unique character of Altair.
- B. The clubhouse has portions open to the public, including a large terrace overlooking a central park, which helps create synergy between Old Town and Altair.
- C. Public art is strategically located throughout Altair and helps to define place.
- D. “Hidden treasures” - utilitarian components treated in creative and fun ways - are woven throughout the community, such as messages or footprints in concrete, painted utility boxes, wayfinding or informational signage, creative bike racks, etc.
- E. Spaces under bridges are decorated or landscaped to discourage graffiti.
- F. Design guidelines and regulations are flexible to encourage design ingenuity and allow neighborhoods to express their own



distinct ideas of beauty and form. This means that rigidly historical styles are not imposed.

- G. Strong neighborhood identity increases a sense of ownership and belonging, resulting in better maintained communities, less turnover and higher property values.

8. Direct development toward existing communities with urban infrastructure.

Avoid the physical impact and high cost of new infrastructure associated with suburban development by building adjacent to existing infrastructure.

- A. The Altair development is a logical and efficient extension of existing gray infrastructure – streets, storm sewer, sanitary sewer, water, cable, gas, electric - and essentially defines the southwestern edge of the City.
- B. The project provides much needed infrastructure, in the Western Bypass and bridge over Murrieta Creek, to ease existing traffic congestion. Old Town, in particular, will have less vehicular through-traffic and will therefore be more pedestrian-friendly as a result of these improvements.
- C. Technology – wireless communications, cell towers, satellite, street lights - will be thoughtfully considered and planned into the design to promote modernization with little impact.
- D. Solar energy opportunities exist.

9. Nurture engaged citizens.

Places belong to those who live, work, and play in them. Engaged citizens participate in community life and decision-making.

- A. People are more aware of social opportunities when they are discovered in the course of daily activities. The centrally located community center overlooking a central park in close proximity to the elementary school, City Hall, museum, theater, Children's Museum, shopping, and special events in Old Town create a synergy that will help to promote civic engagement.
- B. The site zoned for civic use lies in close proximity to the I-15 interchange and serves as an anchor to Altair and Old Town.

10. Make Development Decisions Predictable, Fair, and Cost Effective.

For a community to be successful in implementing smart growth, its vision, objectives, and actions must be embraced by the private sector. Local governments must make an effort to make development decisions that support innovation in a more timely, cost effective, and predictable way that is mutually beneficial to the City and its residents, and to developers.

- A. The Altair Project includes a General Plan Amendment, Tentative Map, Specific Plan, Development Agreement, Environmental Impact Report (EIR), and Fiscal Impact Analysis. The resulting documents and associated Conditions of Approval will provide clear direction for preservation of natural resources, development processing requirements, timing of infrastructure improvements, and mitigation of impacts.

Sources:

Getting to Smart Growth: 100 Policies for Implementation (ICMA.org)

City Comforts: How to Build an Urban Village (David Sucher)

10 Smart Growth Principles (www.smartgrowth.bc.ca)

2.3 Site

The Altair Specific Plan area encompasses 270 acres west of Old Town and Murrieta Creek within the City of Temecula in Riverside County in southern California. The City limits form the western edge of the property. The subject land area is comprised of two portions: the majority 215 acres and a non-contiguous 55-acre site to the south that is designated for a use benefitting the public, predominantly through conservation. The site slopes dramatically, offering striking views from vantage points on the site as well as providing a visual backdrop to Old Town. A substantial portion of the site will be added to the wildlife corridor established under the Multiple Species Habitat Conservation Plan (MSHCP) and will, therefore, be maintained in a natural state.

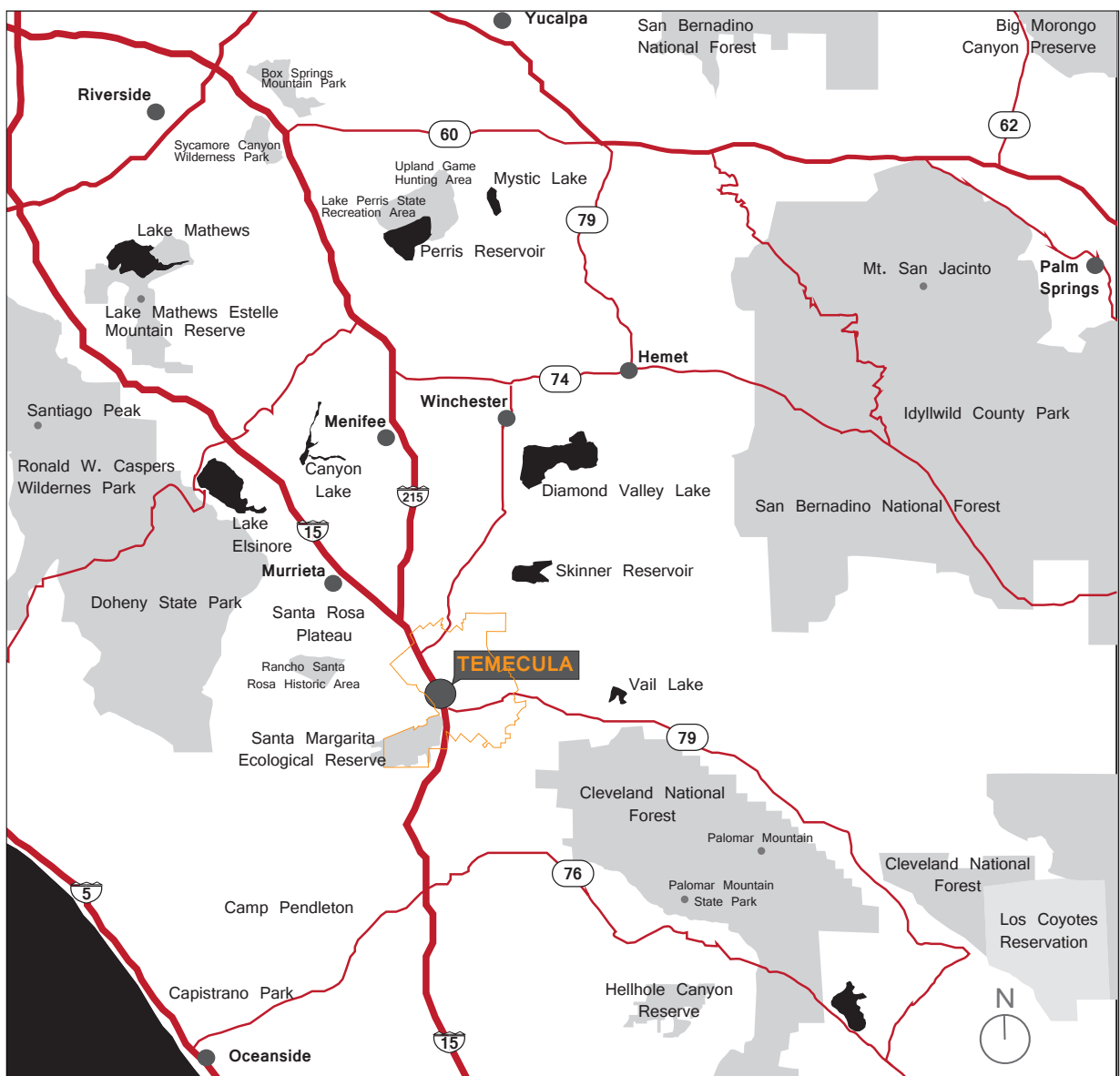


Figure 2-1 Regional Location Map

The Western Bypass proposed in the Altair Specific Plan establishes the western edge through most of the planned development and acts as a buffer and fire break between development and the MSCHP wildlife corridor, providing a clear line of distinction between urban civilization and natural habitat. The alignment of the Western Bypass Corridor is determined by several factors. It's southern end is anchored by the approved and permitted design of the bridge over Murrieta Creek that will connect the Bypass to Temecula Parkway (SR-79) and planned interchange improvements at Interstate 15. The position of this bridge also constrains the curve and slope of the Bypass as it climbs above the proposed development.

The bridge, improved interchange and high visibility from Interstate 15 make the 55-acre portion of the site south of the Bypass ideally suited for civic or visitor uses, offering direct access to Interstate 15 and Temecula Parkway. The potentially higher traffic volumes associated with these uses are, therefore, separated from the main community, maintaining its safe, walkable character. A civic use at the south parcel will be an anchor to Altair and Old Town due to its function, visible location, and history. This proposed civic site is proximate to the Temeku Village Site where the Luiseno Native Americans originally settled. A facility to pay respect to the Traditional Cultural Place (TCP) and Origin Area, in partnership with the Pechanga Tribal Council, is one possible use for the civic site or a portion thereof.

The north end of the Bypass is controlled by the existing alignment of Vincent Moraga Drive, which will become the link to Rancho California Road. A previous plan extended the Bypass further to the north and west, crossing Rancho California Road with a flyover bridge. Traffic studies did not support the high cost of this approach or its impact to natural habitat. The revised alignment preserves more habitat corridor, specifically Linkage 10 of the MSHCP.

Access points off the Western Bypass are restricted, allowing only two vehicular entries into the project from the Bypass, at the north and south ends respectively. This separates the grading and geometry of the Bypass design from the project's internal streets and allows for the most efficient bypass alignment, with less impact to existing terrain. The north entry is the ideal location for the elementary school, allowing convenient pick-up and drop-off from Rancho California Road and the Bypass with minimal disruption to the Altair neighborhood.

The east entry to Altair is via Coromell Trail from First Street. This will be the most direct vehicular route to Old Town Temecula. The First Street entry allows Coromell Trail the necessary length to negotiate the grade up to Altair Vista. A vehicular connection at Main Street is not possible, given the topographical constraints of the site. However, direct pedestrian connectivity to Old Town is provided, indeed celebrated, with a grand staircase and plaza at the west end of Main Street.

The Main Street axis extends into Altair through the community's focal park and terminates at a plaza and second set of grand steps with seating framed by the recreation center and clubhouse. This axis aligns with Temecula's Civic Center, Town Square and Main Street Bridge. Benefitting from the topography, the park and clubhouse will be visible from Old Town, and the club house terrace will look out onto the park, town and hills beyond. The sloping park lends itself to a natural amphitheater where the public may relax and enjoy the view. Because of this vantage point, a destination restaurant or event facility may possibly be located in the clubhouse.

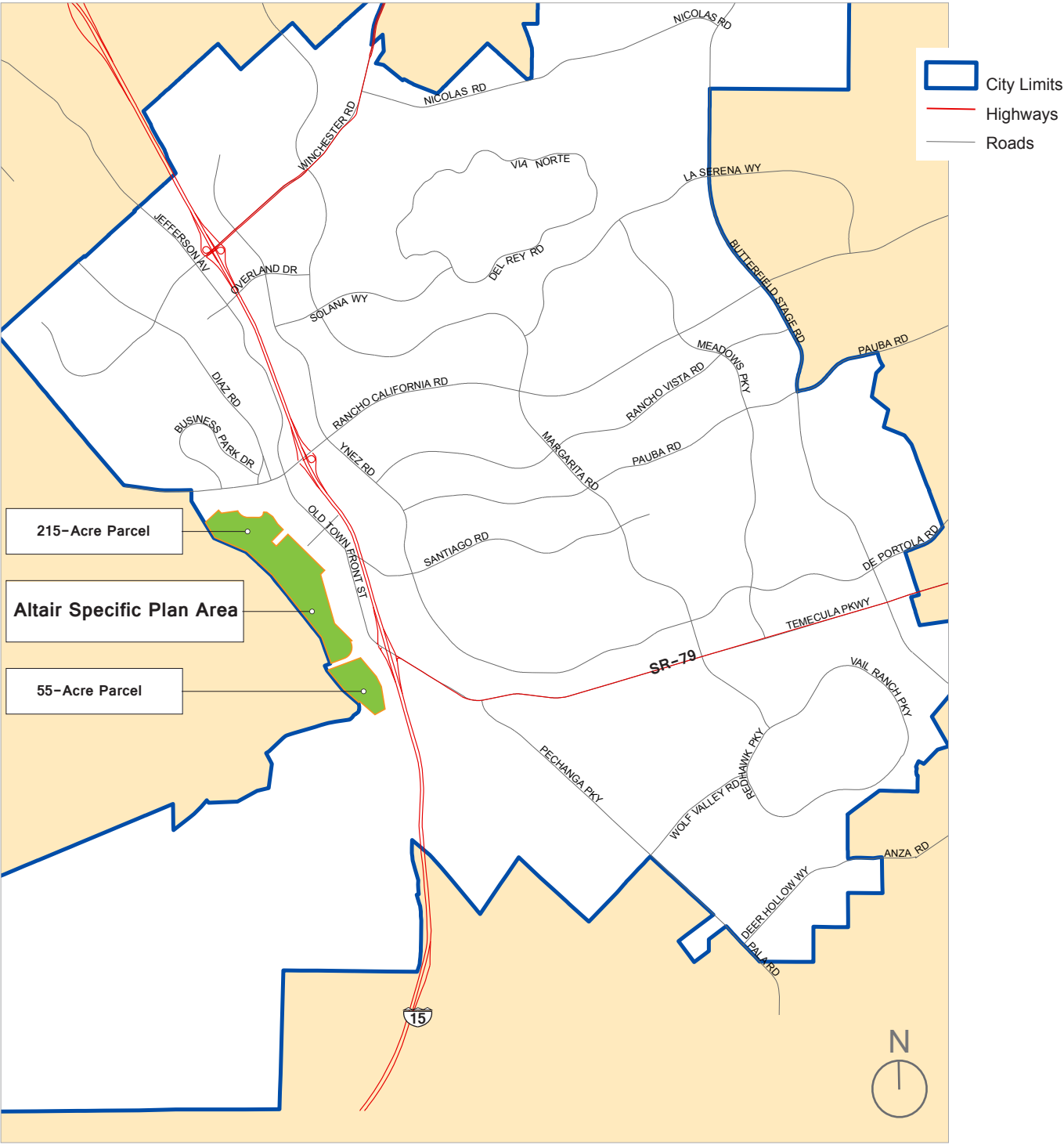


Figure 2-2 Vicinity Map

2.4 Design Concept

Altair consists of several neighborhood “villages”, each centered on a node or focal point and separated by landscaped terrain. The open space between the villages mimics the existing ravines extending from the hillside above and preserves the sculptural quality of the site.

It is the character of the node that gives identity to each village. These public spaces are shared outdoor rooms, typically a plaza or park, that function as the “living room” of each neighborhood. View opportunities from these common spaces are featured. The edges of the villages are less important. There are no high walls or entry monuments. None of the communities at Altair are gated. One should feel as if they have arrived at the center, not entered through a boundary.

The village nodes are linked by a main north-south road, Altair Vista, and by a network of pedestrian and bicycle paths, a “string of pearls”. This concept provides cohesion to a very linear site while conserving much of the existing land forms, allowing similar drainage patterns and maintaining views to the hillside above. There is a hierarchy to the scale and character of the neighborhoods reflecting their environment and location within the overall scheme.

The primary village occupies an existing promontory with views to and from Old Town. This neighborhood encompasses a large park and features a community center at the high point, directly on axis with Main Street and Temecula City Hall. A pedestrian path allows direct access to Main Street. This primary village is higher in density and scale with buildings potentially up to five stories in height.









The village centers are linked by a primary north-south road, Altair Vista, and by a network of pedestrian and bicycle trails, forming a “string of pearls”. The experience when traveling along the string is a rhythm of intensity followed by release, just as a well-designed series of interior spaces will play upon volumetric compression and expansion between rooms. The enfilade arrangement of the villages, where one leads to the next, is critical to the spirit of Altair. By passing through each village, residents understand the community as a whole, the personalities of different neighborhoods, and what makes their own village unique.



Figure 2-6 Outdoor Rooms Linked Enfilade

Each village node has an open space with a vantage point unique to its geographic and topographic location. These views combine with the design, function and materials of the open space and the buildings framing it to imbue each village with its distinct character. Artwork, special activities or events add to the individuality of a village.



Altair Vista, the principal roadway linking the villages, is designed in straight segments that hinge at each village node. This arrangement brings focus to the nodes at the same time that it creates a sequence of unfolding events from village to village. Important to this progression are the exterior spaces formed by the buildings framing the nodes. These spaces serve as outdoor “rooms” for community gathering and neighborhood identity. To extend the analogy, the more narrowly framed sections of Altair Vista between nodes serve as corridors and the ravines separating villages are like natural, diaphanous walls. The buildings framing the outdoor rooms and corridors are, therefore, extremely important to the overall design concept for Altair. Setbacks are minimized and build-to lines are mandated in this Plan in order to create a strong and consistent building edge that clearly defines the outdoor spaces between.

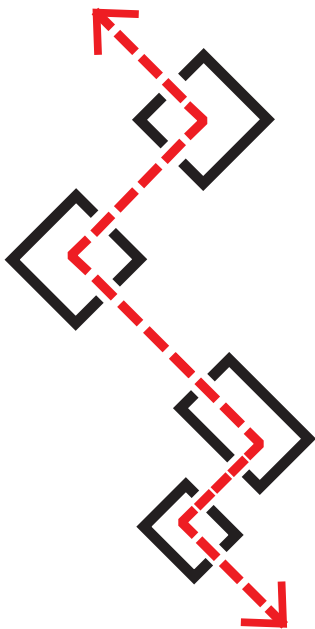


Figure 2-7 Outdoor Rooms Linked in a “Daisy Chain” Configuration



2.5 Land Use

The predominant land use at Altair is residential, consisting of multifamily, attached and detached housing types. Housing types are further defined in Sections 10.10-10.20. Densities range from 4 to 33 dwelling units per net acre, with the higher densities at the village nodes, in the primary village and at the north end of the property. Development will be phased, achieving 870 to 1,750 dwelling units at full build-out.

A Community Center to include a recreation center and clubhouse is provided for residents. Some ancillary retail or restaurant space may be included, depending on market demand, as well as a limited number of live/work units located within certain village centers, where street frontage lends itself to ground floor business storefronts. Commercial and live/work uses are allowed in all residential and mixed-use zones with a limit on the total area of such uses in Altair, as described in Table 3-1.

An approximate 7-acre site is set aside for an elementary school and playfield. The school site is located adjacent to the recreation center and near the main park to facilitate shared parking and common amenities.

The separate 55-acre property to the south, referred to as the Civic Site in this Plan, provides the opportunity for a public amenity or tourism use for the City of Temecula to promote its culture and its connection to nature. Possible uses include a nature center with cultural and/or environmental sustainability exhibits. The existing oak tree groves at the west side of the Civic Site will be preserved for their ecological and historical significance.

Land Use is discussed in further detail in Section 3.

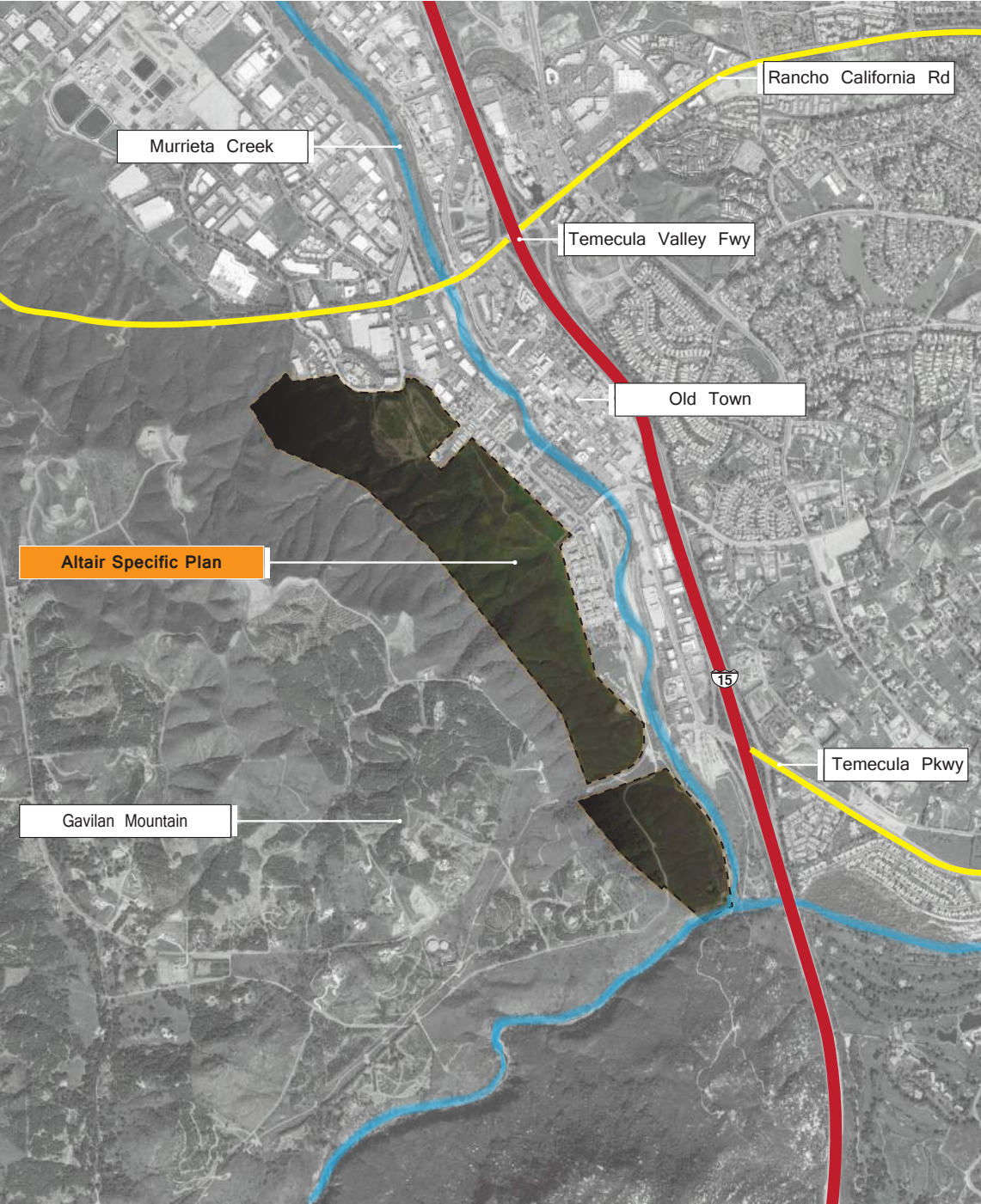


Figure 2-8 Aerial Photograph



2.6 Relationship to the General Plan

The City of Temecula General Plan presents a Vision for the Future that creates and maintains a “strong business community, quality housing stock, scenic open space, and cultural amenities” to support a “positive community identity”. The Altair Specific Plan aligns with this vision by increasing and diversifying housing choices in close proximity to the existing business and mercantile community of Old Town. The Specific Plan also preserves open space and provides park and civic amenities for use by residents and the surrounding community.

The General Plan is organized into elements addressing key City planning issues. Each element lists goals and policies to achieve those goals. The Altair Plan supports many of these policies, as described below.

The Land Use Element of the General Plan designates certain specific plan areas to establish policies, planning guidelines and implementation strategies for those segments of the City. The Altair development area is already anticipated in the General Plan as Specific Plan Area SP-8 Westside/ Villages at Old Town.

The identified Plan Area Objectives are:

“To provide complimentary land uses to Old Town that increase the vitality of the area; to increase the range of housing opportunities west of I-15; and to encourage sensitive site and building design given the topography of the area.”



The Altair Specific Plan is consistent with these objectives. The Plan provides a range of multifamily and detached housing types within walking distance of Old Town that will result in a vibrant combination of uses for the aggregate planning areas. The Plan respects existing topography and embraces existing scenic vistas as focal points for the community. The Altair Specific Plan satisfies two of the four implementation measures listed in LU-22 of the Land Use Element Implementation Program:

- *“Providing infill residential opportunities within the area and the adjacent Westside Specific Plan to create a nighttime population for the area.*
- *Locating additional public and community facilities within and surrounding the Old Town area.”*

The Circulation Element of the General Plan presents several measures to improve mobility in the Temecula region. One of these measures is the Temecula Five Year Capital Improvement Program, which lists multiple projects, including a “Western Bypass Corridor from SR-79 South to French Valley Parkway.” The Western Bypass will help to satisfy a major goal of the Circulation Element:

Goal 2 *A regional transportation system that accommodates the safe and efficient movement of people and goods to and from the community.*

Policy 2.2 *Develop a bypass system of roadways on the east, west and south sides of the City to accommodate traffic flow from development outside the City and improve center-of-town traffic conditions.*

A significant portion of the Western Bypass project is accomplished in the Altair Specific Plan, connecting SR-79 (Temecula Parkway) to Rancho California Road via Vincent Moraga Drive. This proposed route differs from the bypass route shown in the Roadway Plan (Figure C-2 of the General Plan). The advantages of the proposed route are discussed further in Section 4 of this document. The Western Bypass route will be revised through a General Plan amendment, concurrent with the adoption of this specific plan.

Goal 3 *An efficient City circulation system through the use of transportation system management and travel demand management strategies.*

Policy 3.3 Provide a comprehensive system of Class I and/or Class II bicycle lanes to meet the needs of cyclists traveling to and from work and other destinations within the City.

Goal 5 *Safe and efficient alternatives to motorized travel throughout the City.*

Policy 5.1 Promote pedestrian and bicycle safety by adhering to uniform trail standards and communicating safety practices to the public.

Policy 5.3 Ensure the accessibility of pedestrian facilities to the elderly and disabled.

Policy 5.4 Provide a comprehensive network of multi-use trails and bikeways between residential areas and commercial/ employment activity centers, public institutions, and recreation areas.

The Temecula Multi-Use Trails and Bikeways Master Plan was developed to advance these policies. Altair is designed as a pedestrian-oriented community with its own system of trails and bikeways that will complement and tie into the citywide system and master plan. The trail system is discussed further in Section 4 of this specific plan.

The Housing Element explains that single-family detached houses represent 80% of the existing housing stock in Temecula. A greater range of housing types is needed.

Goal 1 *Provide a diversity of housing opportunities that satisfy the physical, social, and economic needs of existing and future residents of Temecula.*

Policy 1.2 Encourage residential development that provides a range of housing types in terms of cost, density and type, and provides the opportunity for local residents to live and work in the same community by balancing jobs and housing types.

- Policy 1.3 Require a mixture of diverse housing types and densities in new developments around the village centers to enhance their people orientation and diversity.*
- Policy 1.4 Support the use of innovative site planning and architectural design in residential development.*
- Policy 1.5 Encourage the use of clustered development to preserve and enhance important environmental resources and open space, consistent with sustainability principles.*

The Land Use section of this specific plan describes the diversity of residential types and the concentration of densities at village nodes and plazas. Development is predominantly east of the Western Bypass, preserving the western portion of the property as natural open space.

The Open Space and Conservation Element of the General Plan addresses both the need for active parks and recreational space for residents and conservation of natural open space to protect wildlife and resources.

Goal 1 *A high quality parks and recreation system that meets the diverse recreation needs of residents.*

- Policy 1.1 Ensure sufficient parkland and recreation facilities to support new development through acquisition and/or dedication that meets the requirement for 5 acres of useable park land per 1,000 population.*
- Policy 1.5 Coordinate long-range park, trail and open space planning with Riverside County and the City of Murrieta.*
- Policy 1.6 Encourage the establishment of natural habitat spaces for recreational hiking and nature education.*

The neighborhoods at Altair are designed around village greens and parks that serve as focal points identifying each village. These urban green spaces are then linked by a system of pedestrian walkways and trails across open space – a “string of pearls”. The core village is developed around a large central park linked to Main Street in Old Town Temecula, both visually and via a pedestrian path.

The proposed nature center at the civic site will conserve open space, add trails and educate the public about the natural environment in Temecula. An historic stand of oak trees will be preserved, as will open space views to this parcel from the Temeku Village Site.

Goal 2 *Conservation and protection of surface water, groundwater and imported water resources.*

The Altair Specific Plan is consistent with the many General Plan policies aimed at achieving this goal. Water conservation and protection strategies are detailed in the Drainage Plan and Water Plan portions of Section 6, as well as in the Landscape Guidelines in Section 10.

Goal 3 *Conservation of important biological habitats and protection of plant and animal species of concern, wildlife movement corridors and general biodiversity.*

Policy 3.3 *Coordinate with the County of Riverside and other relevant agencies in the adoption and implementation of the Riverside County Multi-Species Habitat Conservation Plan.*

Policy 3.4 *Encourage developers to incorporate native drought-resistant vegetation, mature trees, and other significant vegetation into site and landscape designs for proposed projects.*

Goal 5 *Conservation of open space areas for a balance of recreation, scenic enjoyment, and protection of natural resources and features.*

Policy 5.1 *Conserve the western escarpment and other important landforms and historic landscape features through the development review process.*

Policy 5.13 *Utilize natural, undeveloped greenbelts as buffers between developments and on outskirts of the City to preserve the rural and unique character of Temecula.*

Portions of the Altair site lie within Proposed Linkage 10 in the Southwest Region of the MSHCP Plan Area. This linkage is intended to provide both “live-in habitat” for various species and a movement corridor connecting the Santa Margarita and the Santa Rosa Plateau Ecological Reserves. The proposed Western Bypass as well as roads at the north and south ends of the site will serve as a buffer between development and the Linkage. Edge treatment along these roads will be developed through the environmental review process with input from Riverside County and MSHCP stakeholders. The Linkage conserves the ridgeline and escarpment west of Old Town and includes the highest elevations of the Altair property.

The Growth Management / Public Facilities Element seeks to ensure that growth in the City occurs in such a manner that services may be provided efficiently and adequately.

Goal 2 *Orderly and efficient patterns of growth that enhance quality of life for Temecula residents.*

The proximity of Altair to Old Town Temecula lends efficiency to the project and City since the facilities needed to serve the land uses are close by. The location eliminates the need to install and maintain long utility distribution mains. In addition, on site facilities such as the school and parks can serve the surrounding neighborhood.

Goal 4 *A quality school system with adequate facilities and funding to educate the youth of Temecula.*

Policy 4.4 *Coordinate with the School District to provide safe access for school children walking, bicycling, or driving to and from school sites.*

Policy 4.5 *Pursue the establishment of a trade school, a junior college, and/or a four-year college that offers education required by the engineering, biotechnical and biomedical industries located in Temecula.*

Policy 4.6 *Plan for the joint use of school/municipal facilities wherever feasible and desirable, including: school grounds, buildings, City parks, multi-purpose buildings, and recreation facilities.*

Altair includes a site of approximately 7 acres for a public elementary school and playfield to be built by the Temecula Valley Unified School District. The school site is near the main park and community center. Opportunities for shared use of school and community facilities will be pursued with the School District.

The Civic Site also has the potential to be developed as a nature center, which could include an educational program.

The Air Quality Element strives to improve regional air quality through better land planning, reduction of automobile emissions and energy conservation.

Goal 2 *Improve air quality through effective land use planning in Temecula.*

Policy 2.2 Encourage infill development near activity centers, within Mixed Use Overlay Areas, and along transportation corridors.

Goal 3 *Enhance mobility to minimize air pollutant emissions.*

Policy 3.4 Establish a convenient and efficient system of bicycle routes and pedestrian walkways.

Altair is a walkable community connected with pedestrian and bicycle trails to the employment, shopping and entertainment activities of Old Town Temecula. Both the location and design of the project will give residents a choice other than automotive transportation.

The Community Design Element proposes to enhance the City's image through quality design that strengthens Temecula's many assets.

Goal 2 *Design excellence in site planning, architecture, landscape architecture and signs.*

Goal 4 *A streetscape system that provides cohesiveness and enhances community image.*

Goal 5 *Protection of public views of significant natural features.*

Goal 7 *Community gathering areas which provide for the social, civic, cultural and recreational needs of the community.*

Altair is a comprehensive plan that strongly integrates landscape design with the planning and architectural concept. The overlay of the trail system and streetscapes with communal open spaces highlighting major vistas results in a composition that engages the surrounding context and natural beauty of the region.

3 LAND USE

3.1 Summary

The Altair Specific Plan depicts a 270-acre community of primarily residential development with supporting civic uses and open space. It presents an urban lifestyle in its density, convenience of activities and close relationship to the shopping, dining and entertainment venues of Old Town Temecula. Altair is intended to house multiple demographics, spanning age groups and household types. A dominant pedestrian network linking active open spaces encourages interaction amongst these diverse residents.

Due to the property's shape and location, the Altair Specific Plan area is physically and conceptually divided into three main parts. To the south is a 55-acre area that is separated from the remaining site by a parcel under ownership of the Metropolitan Water District. The location of the original Luiseno Native American settlement, the Temeku Village Site is immediately adjacent to the south. The parcel also lies within the Multiple Species Habitat Conservation Plan (MSHCP) corridor, discussed in more detail in Section 8 of this Specific Plan, and supports an existing stand of oak trees. Because of these significant cultural and biological considerations, the southern parcel is mostly reserved as open space. The remaining area of approximately 13 acres is intended for civic or community use that will provide opportunities for environmental and/or cultural education, recreation trails benefitting the public, and that will promote civic pride and engagement. Possible uses include a nature center or visitor center.

The remaining 215-acre parcel is bifurcated by the Western Bypass road that carries through-traffic around Old Town Temecula. To the west of this road is predominantly natural open space that is a component of the Proposed Linkage 10 of the MSHCP (discussed in Section 8.1). Only two small residential components lie west of the Bypass, villages A and G. The area east of the Bypass is developed with the most density. Uses are mainly residential with supporting civic and community uses (including a school) and interstitial and active open space. These residential uses are described in the following Community Design narrative and in the village descriptions that follow. All residential uses allow a small amount of accessory commercial use to support the neighborhood. These might be a corner coffee shop, ice cream parlor or live/work units with ground floor offices. Accessory commercial uses shall be at street level near village cores.

TABLE 3-1 describes the acreage and density of each land use. FIGURE 3-2 shows the location of each use on the Altair site and FIGURE 3-3 shows zoning per parcel.

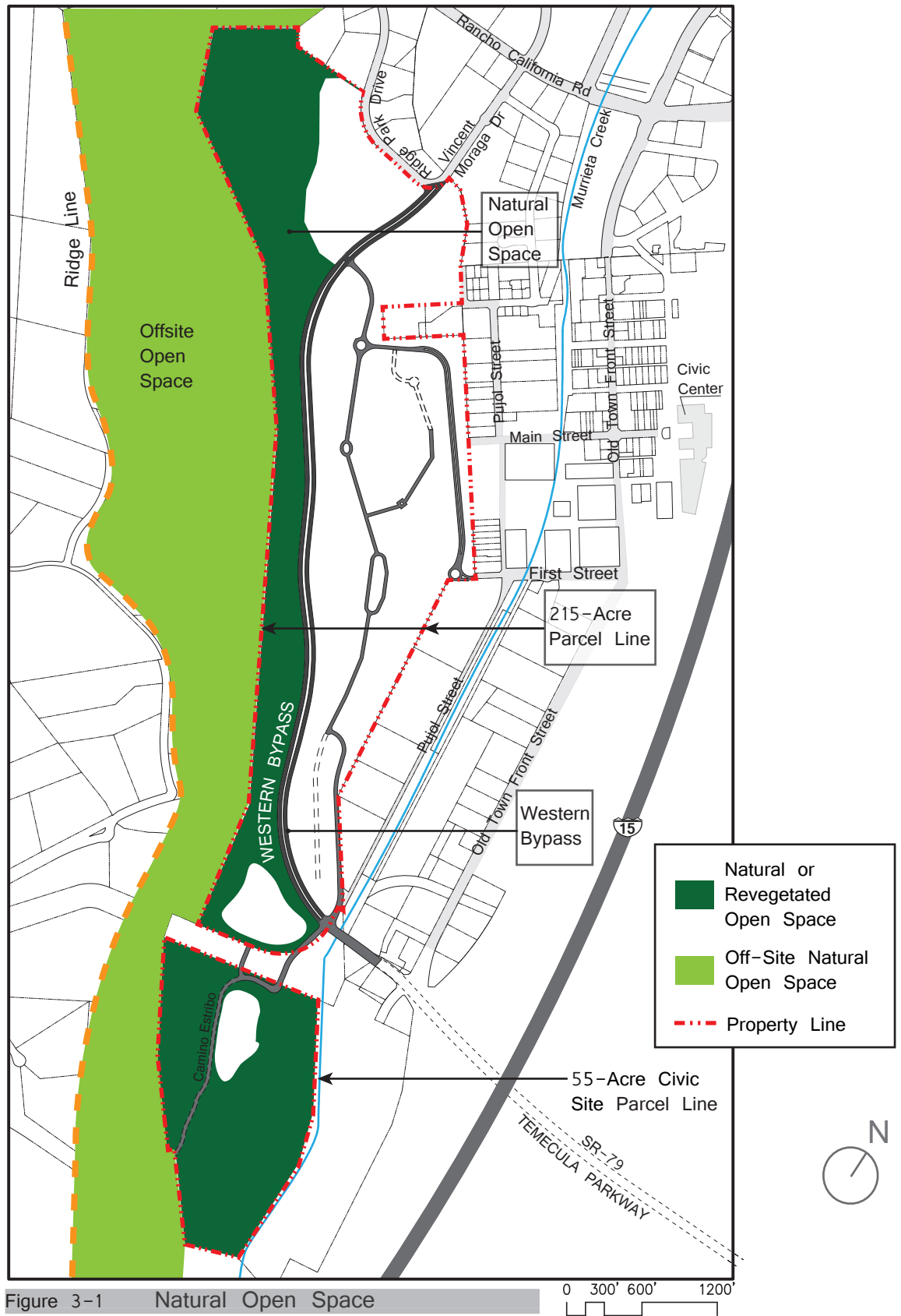


Figure 3-1 Natural Open Space

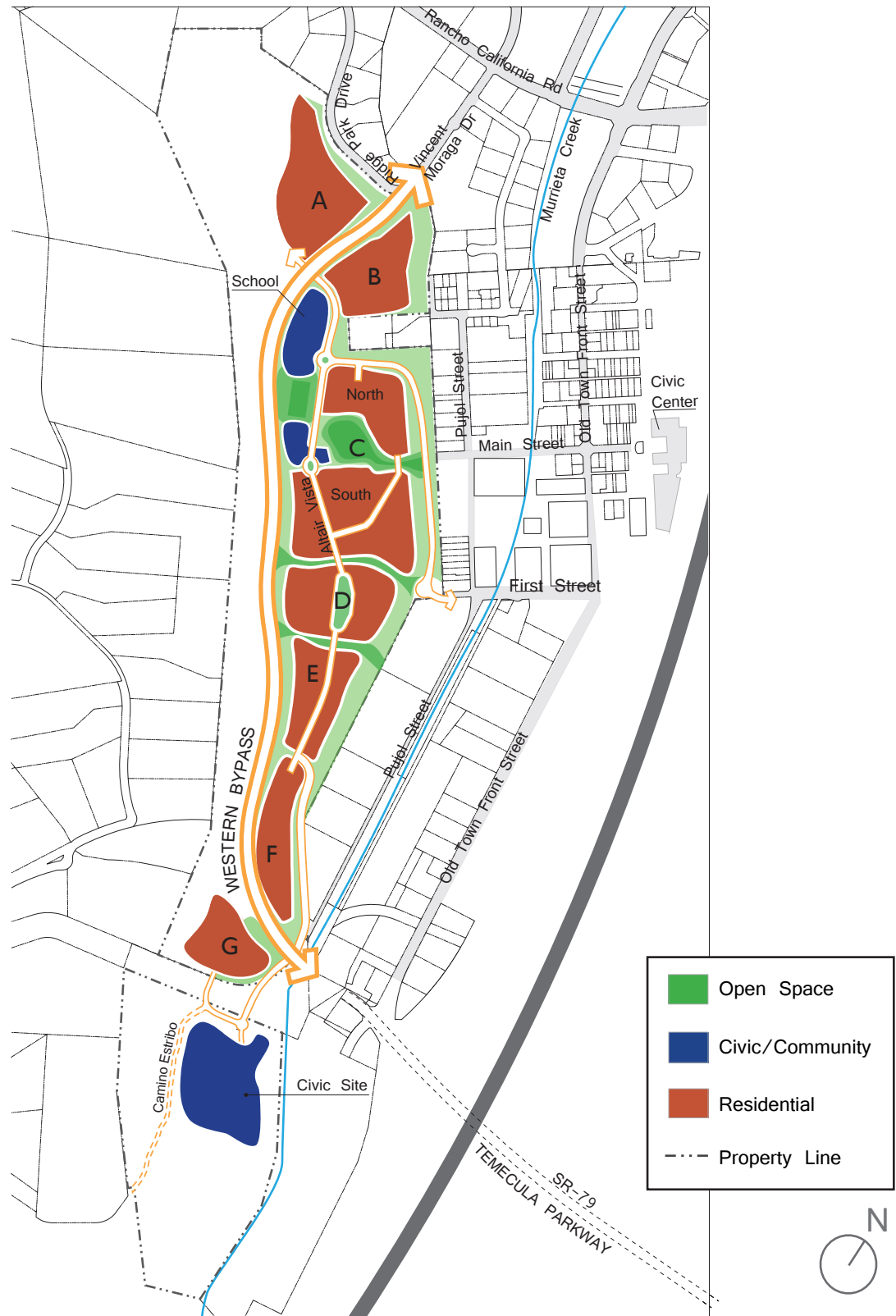


Figure 3-2 Land Use

LAND USE 3

Planning District	Tract Map	4 Lot No.	2 Land Use	2 Zone	Area		Density Range (for Net Lot Area)		Intensity Range	
					Open Space	Buildable Lots	Min.	Max. 1	Min.	Max. 1
Upper Hillside										
Conservation Area	36959-1	8	Open Space	SP-NO	29.37 ac					
Conservation Area	36959-2	25	Open Space	SP-NO	8.06 ac					
Conservation Area	36959-3	20	Open Space	SP-NO	8.30 ac					
Open Space	36959-1	7	Open Space	SP-NO	4.83 ac					
Open Space	36959-2	18	Open Space	SP-NO	4.60 ac					
Open Space	36959-3	12	Open Space	SP-NO	5.40 ac					
Open Space	36959	7	Open Space	SP-NO	4.26 ac					
Conservation Area	36959	8	Open Space	SP-NO	4.23 ac					
Villages										
VILLAGE A	36959-1	1	Residential	SP-R		6.18 ac	9 - 18	D.U./ac	56 -	110 D.U.
	36959-1	2	Residential	SP-R		4.17 ac	9 - 18	D.U./ac	38 -	75 D.U.
	36959-1	3	Residential	SP-R		2.36 ac	9 - 18	D.U./ac	21 -	42 D.U.
	36959-1	4	Residential	SP-R		2.89 ac	9 - 18	D.U./ac	26 -	52 D.U.
									140 - 280 Village A Subtotal (D.U.)	
VILLAGE B	36959-1	5	Residential	SP-R		7.24 ac	9 - 18	D.U./ac	64 -	128 D.U.
	36959-1	6	Residential	SP-R		5.16 ac	9 - 18	D.U./ac	46 -	92 D.U.
									110 - 220 Village B Subtotal (D.U.)	
VILLAGE C:										
Recreation Center	36959-2	14	Mixed Use	SP-M	5.04 ac	1.75 ac				
Clubhouse	36959-2	13	Mixed Use	SP-M		0.30 ac				
Park	36959-2	19	Open Space	SP-AO						
North Core	36959-2	2	Residential	SP-R		2.37 ac	18 - 29	D.U./ac	43 -	69 D.U.
	36959-2	3	Residential	SP-R		3.74 ac	18 - 29	D.U./ac	68 -	109 D.U.
	36959-2	4	Residential	SP-R		1.63 ac	18 - 29	D.U./ac	29 -	47 D.U.
									140 - 225 North Core Subtotal (D.U.)	
South Core	36959-2	5	Residential	SP-MR		0.40 ac	21 - 33	D.U./ac	8 -	13 D.U.
	36959-2	6	Residential	SP-R		2.53 ac	21 - 33	D.U./ac	54 -	84 D.U.
	36959-2	7	Residential	SP-R		1.64 ac	21 - 33	D.U./ac	34 -	54 D.U.
	36959-2	8	Residential	SP-R		1.84 ac	21 - 33	D.U./ac	39 -	61 D.U.
	36959-2	9	Residential	SP-R		1.53 ac	21 - 33	D.U./ac	32 -	50 D.U.
	36959-2	10	Residential	SP-R		1.30 ac	21 - 33	D.U./ac	27 -	43 D.U.
	36959-2	11	Residential	SP-R		1.80 ac	21 - 33	D.U./ac	38 -	59 D.U.
	36959-2	12	Residential	SP-R		2.28 ac	21 - 33	D.U./ac	48 -	75 D.U.
									280 - 440 South Core Subtotal (D.U.)	
VILLAGE D	36959-3	1	Residential	SP-R	0.80 ac	2.55 ac	8 - 18	D.U./ac	20 -	45 D.U.
	36959-3	2	Residential	SP-R		2.32 ac	8 - 18	D.U./ac	18 -	41 D.U.
	36959-3	3	Residential	SP-R		1.96 ac	8 - 18	D.U./ac	15 -	35 D.U.
	36959-3	4	Residential	SP-R		2.15 ac	8 - 18	D.U./ac	17 -	38 D.U.
Park	36959-3	14	Open Space	SP-AO						
									70 - 160 Village D Subtotal (D.U.)	
VILLAGE E	36959-3	5	Residential	SP-R		1.51 ac	5 - 15	D.U./ac	8 -	22 D.U.
	36959-3	6	Residential	SP-R		1.23 ac	5 - 15	D.U./ac	6 -	18 D.U.
	36959-3	7	Residential	SP-R		1.17 ac	5 - 15	D.U./ac	6 -	17 D.U.
	36959-3	8	Residential	SP-R		2.51 ac	5 - 15	D.U./ac	13 -	37 D.U.
	36959-3	9	Residential	SP-R		1.42 ac	5 - 15	D.U./ac	7 -	21 D.U.
									40 - 115 Village E Subtotal (D.U.)	
VILLAGE F	36959-3	10	Residential	SP-R		4.51 ac	7 - 20	D.U./ac	30 -	90 D.U.
	36959-3	11	Residential	SP-R		4.52 ac	7 - 20	D.U./ac	30 -	90 D.U.
									60 - 180 Village F Subtotal (D.U.)	
VILLAGE G	36959	1	Residential	SP-R		2.50 ac	4 - 18	D.U./ac	11 -	46 D.U.
	36959	2	Residential	SP-R		4.55 ac	4 - 18	D.U./ac	19 -	84 D.U.
									30 - 130 Village G Subtotal (D.U.)	
SUBTOTAL					74.89 ac	84.01 ac	10 - 21	D.U./ac average	870 - 1,750 TOTAL DWELLING UNITS	

Table 3-1 Zones and Development Intensity

School ³	36959-2	1	Educational	SP-E		7.07 ac	50,000 gsf	600 - 730 students
Civic Site							5,000 gsf	
Nature Center	36959	3	Civic	SP-C		16.13 ac		
Nature Center	36959	4	Open Space	SP-NO	0.31 ac			
Nature Center	36959	5	Open Space	SP-NO	0.12 ac			
Nature Center	36959	6	Open Space	SP-NO	0.42 ac			
Conservation Area	36959	9	Open Space	SP-NO	34.63 ac			
Conservation Area	36959	10	Open Space	SP-NO	2.61 ac			
Interstitial Open Space								
Open Space (HOA)	36959-2	15	Open Space	SP-AO	4.54 ac			
Open Space (HOA)	36959-2	16	Open Space	SP-NO	0.78 ac			
Open Space (HOA)	36959-2	17	Open Space	SP-NO	0.52 ac			
Open Space (HOA)	36959-2	20	Open Space	SP-AO	0.59 ac			
Open Space (HOA)	36959-2	21	Open Space	SP-NO	0.83 ac			
Open Space (HOA)	36959-2	22	Open Space	SP-NO	1.63 ac			
Open Space (HOA)	36959-2	23	Open Space	SP-AO	1.39 ac			
Open Space (HOA)	36959-2	24	Open Space	SP-AO	1.80 ac			
Open Space (HOA)	36959-3	13	Open Space	SP-AO	4.88 ac			
Open Space (HOA)	36959-3	15	Open Space	SP-NO	0.74 ac			
Open Space (HOA)	36959-3	16	Open Space	SP-NO	0.52 ac			
Open Space (HOA)	36959-3	17	Open Space	SP-AO	0.25 ac			
Open Space (HOA)	36959-3	18	Open Space	SP-NO	0.38 ac			
Open Space (HOA)	36959-3	19	Open Space	SP-AO	2.64 ac			
Circulation					28.22 ac			
TOTALS					162.69 ac	107.21 ac	10 - 21 D.U./ac	870 - 1,750 TOTAL DWELLING UNITS
					269.90 ac		AVERAGE	

Definitions:

Gross Area: the total area within the lot lines of a lot or parcel of land before public streets, easements or other areas to be dedicated or reserved for public use

Net Area: the gross project or lot area, less that portion of the site to be used for arterial and collector roads, public parks, and/or the floodway portion of a floodplain. For the purposes of this Specific Plan, arterial and collector roads shall include only those roads provided by the Master Builder and/or public roads owned by the City of Temecula.

Interstitial Open Space: non-developable area installed by the Master Developer including fixed slope banks and retaining walls, floodways and drainage basins, utility easements, the Class 1 bikeway, the Western Bypass and Street 1.

D.U.: dwelling unit

Notes:

- Maximum density and intensity within a village may be increased by the transfer of unused development intensity (D.U.) from one village to another, but the total number of dwelling units in the Altair Specific Plan shall not exceed
- Commercial and live/work uses are allowed in residential and mixed use designations, but the total amount of commercial space in the Altair Specific Plan shall not exceed 22,000 square feet. See zoning regulations and Table 10-1 for permitted uses.
- If the School District does not use the site, residential uses are permitted on this lot as described in Section 3.12.
- Lot numbers indicated here correspond to the lot numbers in Tentative Tract Map 36959 and 36959-1, 2 and 3.

SP - SPECIFIC PLAN
NO - NATURAL OPEN SPACE
AO - ACTIVE OPEN SPACE
R - RESIDENTIAL ZONE

M - MIXED USE
MR- MIXED USE / RESIDENTIAL
E - EDUCATIONAL ZONE
C - CIVIC ZONE

Table 3-1 Continued Zones and Development Intensity

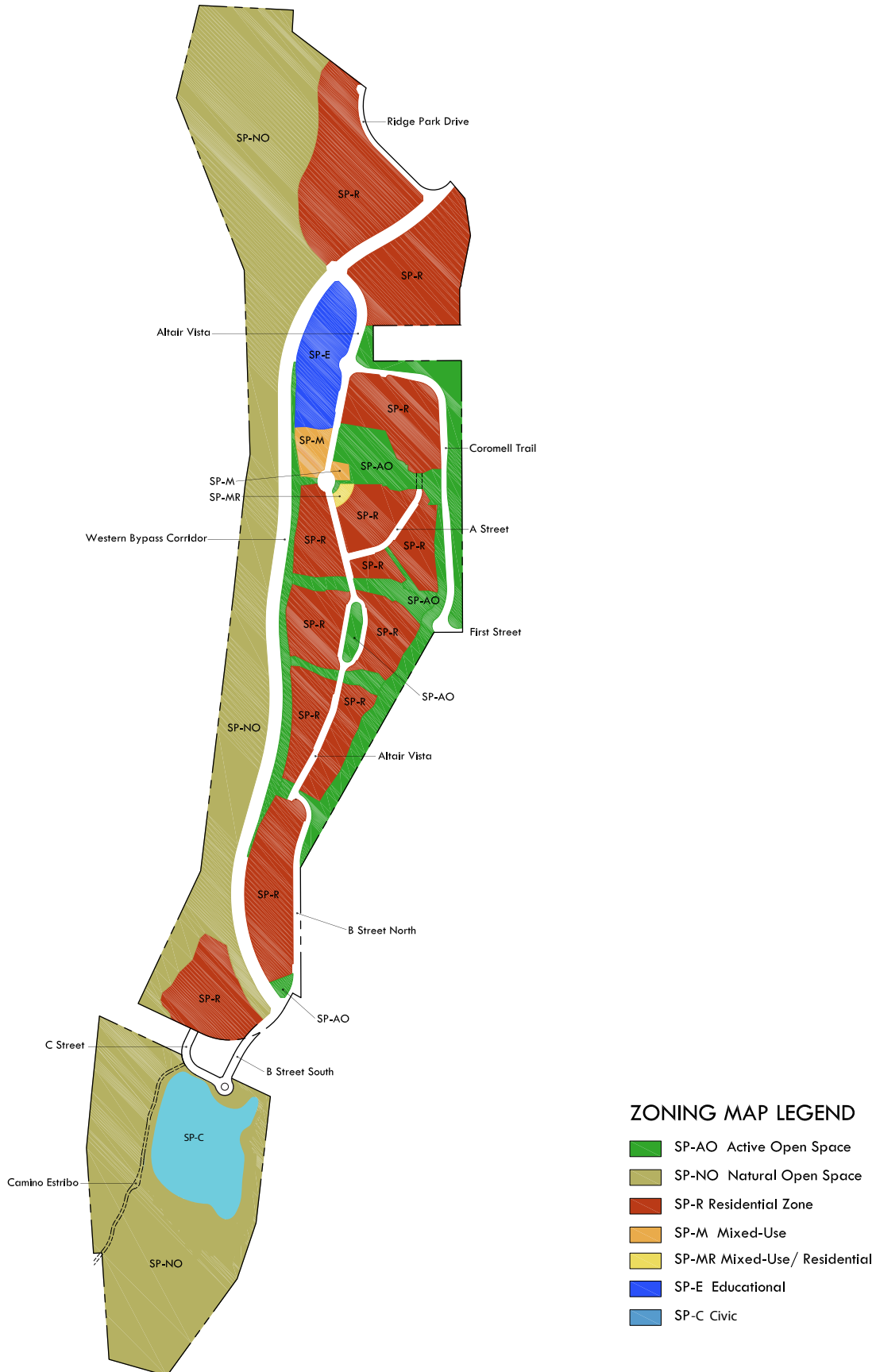


Figure 3-3 Zoning Map

3.2 Relationship of Land Uses to Zoning

Adoption of the Altair Specific Plan is a rezone of the plan area. The City of Temecula Zoning Map will be amended to reflect the new Specific Plan zone. Development regulations for this zone are defined in this specific plan in Section 10 Development Standards and in Section 11.1, Regulations that Implement the Specific Plan.

3.3 Open Space

A significant portion of the Altair plan area is open space, both natural and active. It is the interstitial and boundary open spaces, as well as topographic forms, that give shape to the villages. And it is active open space, in the form of plazas, parks, greens and community gardens, that distinguish and define the villages and civic places. The open space and recreation concept and standards for Altair are discussed in further detail in Section 8 of this specific plan. The Village outlines following in this section describe village nodes and other open space within each village. Requirements and guidelines for common and private open space within private developments are included in the Building Types subsection of Section 10, Development Standards

3.4 Altair Villages

Altair is a community of villages arranged to promote an active and socially connected lifestyle. There are seven residential Villages at Altair, labeled A through G, in addition to the sites for the school and civic uses. Descriptions, locations and standards for each village, the school site and the Civic Site are provided in the following pages.

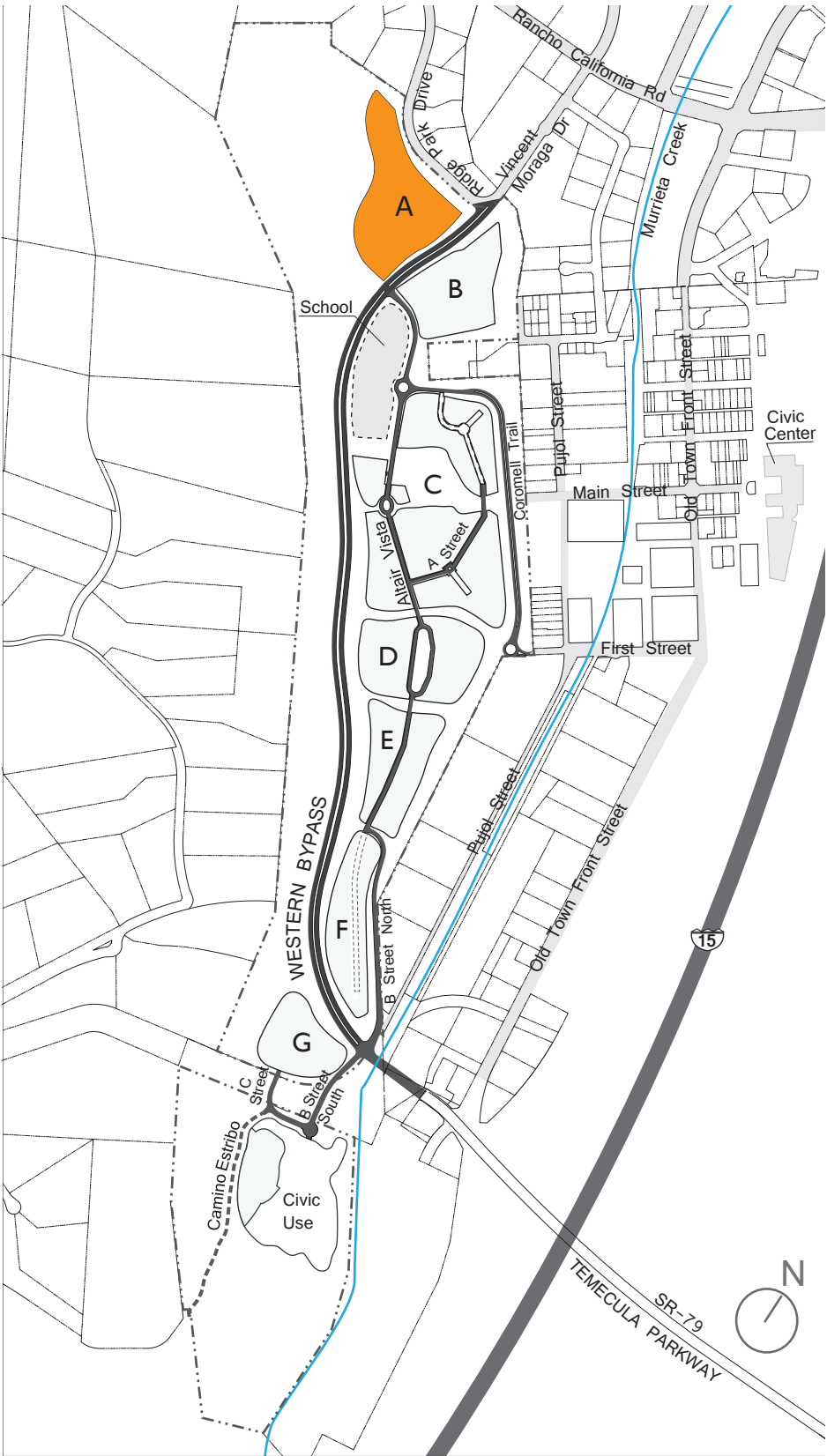
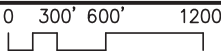


Figure 3-4 Village A - Plan Area



3.5 Village A

Villages A and B comprise the northernmost development area and function as a pair to frame the north entrance to Altair via the Western Bypass. The two villages are divided by the Western Bypass Corridor, but are visually engaged over the bypass. The villages occupy previously graded pads resembling plateaus that are approximately at the same elevation and above the depressed bypass road. Therefore, they have a strong visual connection over and across the bypass. They are also similar in character, defined by a higher density and scale of massing. Each village is arranged around a formal green. Village B is discussed in further detail in Section 3.6.

Because it is west of the Bypass, Village A has a closer relationship with the natural open space of the MSHCP corridor. The road accessing the village is located between the open space and development to minimize wildlife encroachment into yards or other conflicts. Due to site contours and edge conditions, the outline of Village A creates a narrower “panhandle” shape at the north end. This north section of the village is better suited to lower scale development, such as rowhomes, multiplexes or clustered detached housing. The remaining bulk of the village should be higher scale multifamily development framing the central green.



BOUNDARIES: Open space for MSHCP corridor to the west and south, Western Bypass to the east, Ridge Park Drive and adjacent properties to the north.

SIZE: Approximately 15.6 gross acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.

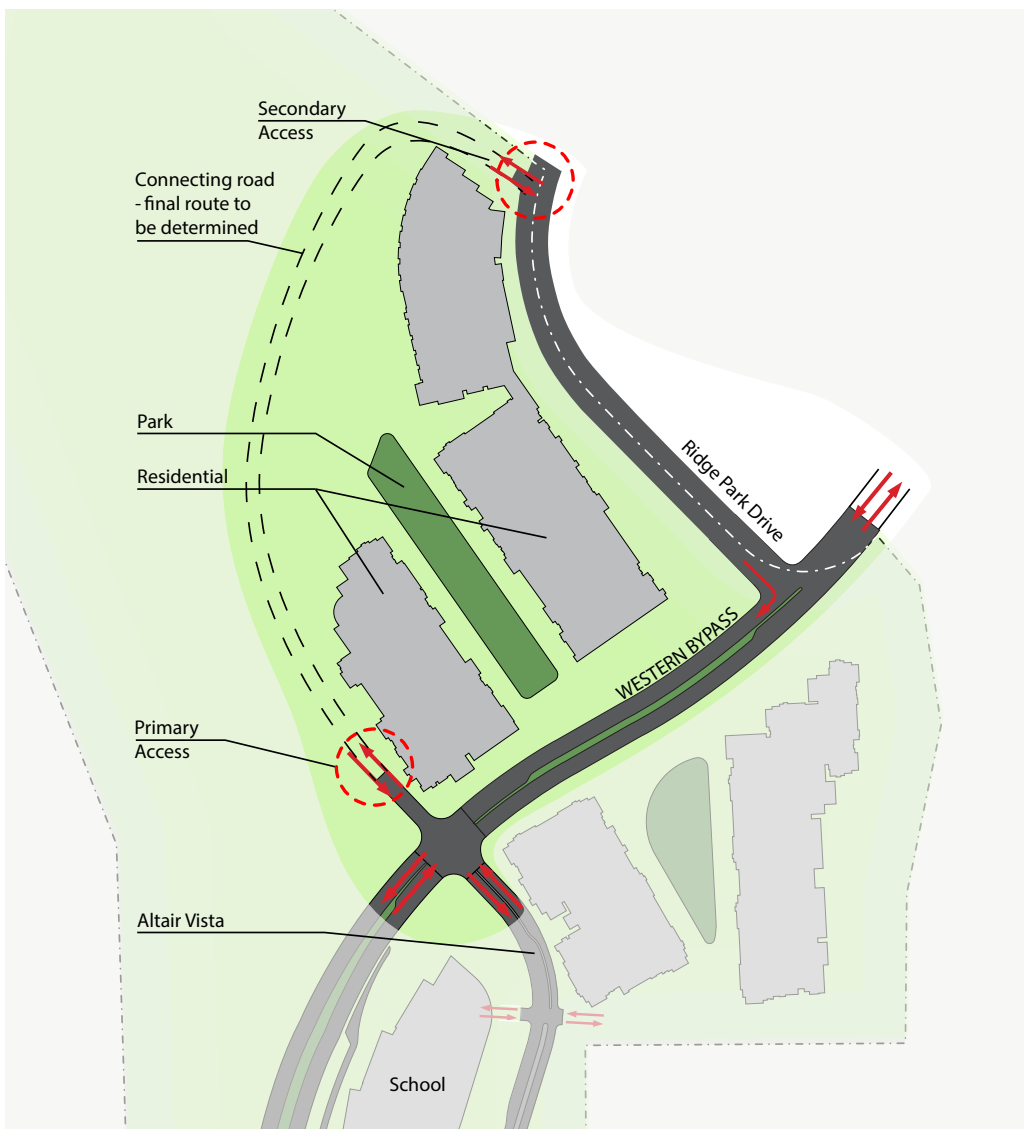


Figure 3-5 Vehicular Access – Village A

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ACCESS: Main entry is at the southeast corner from the Western Bypass. Secondary access is at the north end directly from Ridge Park Drive. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more. The road connecting these two entries serves as an edge between development and open space for the MSHCP corridor. Pedestrian and bicycle routes parallel the vehicular path.

DWELLING UNITS: See Table 3-1



Figure 3-6 Pedestrian Circulation – Village A

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village A. See Section 10.10 for definitions and standards of each building type. Lower density uses, such as Detached Housing should be focused toward the north end of this village, with higher scale framing the urban park.

- Detached Housing
- Multiplex
- Rowhouses
- Live / Work
- Micro Units
- Multifamily Walk-Up
- Multifamily Podium
- Community Buildings

BUILDING FRONTAGE:

Buildings should front on the park and other open space, boundary road and secondary streets. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Sections 10.4 for further explanation of setbacks and yards.

From Internal Streets:	3 ft. min.	10 ft. max.
From Western Bypass ROW:	20 ft. min.	No maximum
From Ridge Park Drive ROW:	20 ft. min.	No maximum

ALLOWABLE BUILDING HEIGHT: 2-5 stories. See Table 10-2.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. A one-way loop road or couplet, similar to Figures 4-25 and 4-26 should be provide around the Village A park.
2. A parkway and sidewalk shall be provided on the east side only of the boundary road between the development and the natural open space (MSHCP). Walkways are discouraged adjacent to the MSHCP.
3. Shared driveways are encouraged wherever possible.
4. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
5. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.

PARKING STANDARDS:

1. Parallel parking shall be provided on the east side only of the boundary road between the development and the open space.
2. Parallel parking shall be provided on one side only of the one-way loop road around the park.
3. Parallel or diagonal on-street parking is encouraged on one or both sides of internal secondary streets.
4. Parallel or diagonal on-street parking is primarily for visitors, guests and overflow parking at night.
5. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private and shared garages.
6. Additional parking shall be located within the developable area. See Sections 9 and 10.7 for standards.
7. Parking lots shall not be visible from the park or surrounding open space, or from the Boundary Road.Easement.

APPLICABLE PROJECT STANDARDS:

Table 3-1 Land Use Zones and Development Intensity

4 Circulation Plan

5 Grading Plan

6 Infrastructure and Utilities Plan

8 Open Space and Recreation Plan

9 Design Guidelines

10 Development Standards

11 Implementation Plan

GRADING STANDARDS:

Village A occupies land that has been substantially graded to form a generally flat pad at the foot of the western slope that is significantly higher than the Western Bypass or Ridge Park Drive to the east. Grade changes within the pad area will be resolved in the park and open spaces between building types. The pad narrows at the north end, but the buildable area can be expanded with a sloped site and smaller, stepped buildings. This can be accomplished by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing private patios. See Section 9.7 for standards regarding slopes and retaining walls.

Village A Park Concept

The Village “A” Park, FIGURE 3–7, is a long linear park space allowing a large lawn area for general purpose passive sports and play. At one end is a playground area for children, heavily shaded with trees, while the other end is a natural landscaped area with a winding path and shaded seating spots. A planted parkway or low wall provides a buffer from vehicular circulation. The northwest end opens to views of the natural hillside and ridgeline beyond. The southeast end offers a visual connection above and across the Western Bypass to Village B.



Figure 3–7 Park Plan at Village “A”

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

OPEN SPACE:

See Section 8 for an explanation of public, common and private open space.

The primary public open space is the Village A Park, an approximately 1-acre park to be installed with the development of the village. The requirements for this park are prescribed in Table 8-2.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 10.

Example of Open Space Development in Village A:

Example assumes 40 detached and 170 multifamily walk-up residences are constructed, for a total of 210 dwelling units.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

40 detached units	x 80 sf/du	=	3,200 sf of common open space
170 multifamily walk-up units	x 60 sf/du	=	<u>10,200 sf of common open space</u>
			13,400 sf of common open space

This can be one large common open space shared by both the detached and multifamily residents or separate spaces. A portion of the common open space requirement may be fulfilled in the primary public open space. Table 8-2 requires that 0.65 acres of the 0.95-acre park must be open to the public. The remaining 0.3 acres (13,068 sf) may be used to satisfy a portion of the required common open space. For example, a pool and deck area of 13,000 sf could be located within the 0.95-acre Village A Park and could be enclosed as required by code, with access limited to residents of Village A. A separate roof deck or tot lot within the multifamily development could satisfy the remaining 400 sf of required common open space.

Private Open Space:

May be accomplished through balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

40 detached units	x 100%	=	40 of the units require 100 sf min. of private open space
170 multifamily walk-up units	x 100%	=	170 of the units require 80 sf min. of private open space

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village A. See Section 10.6 for Landscape Standards.

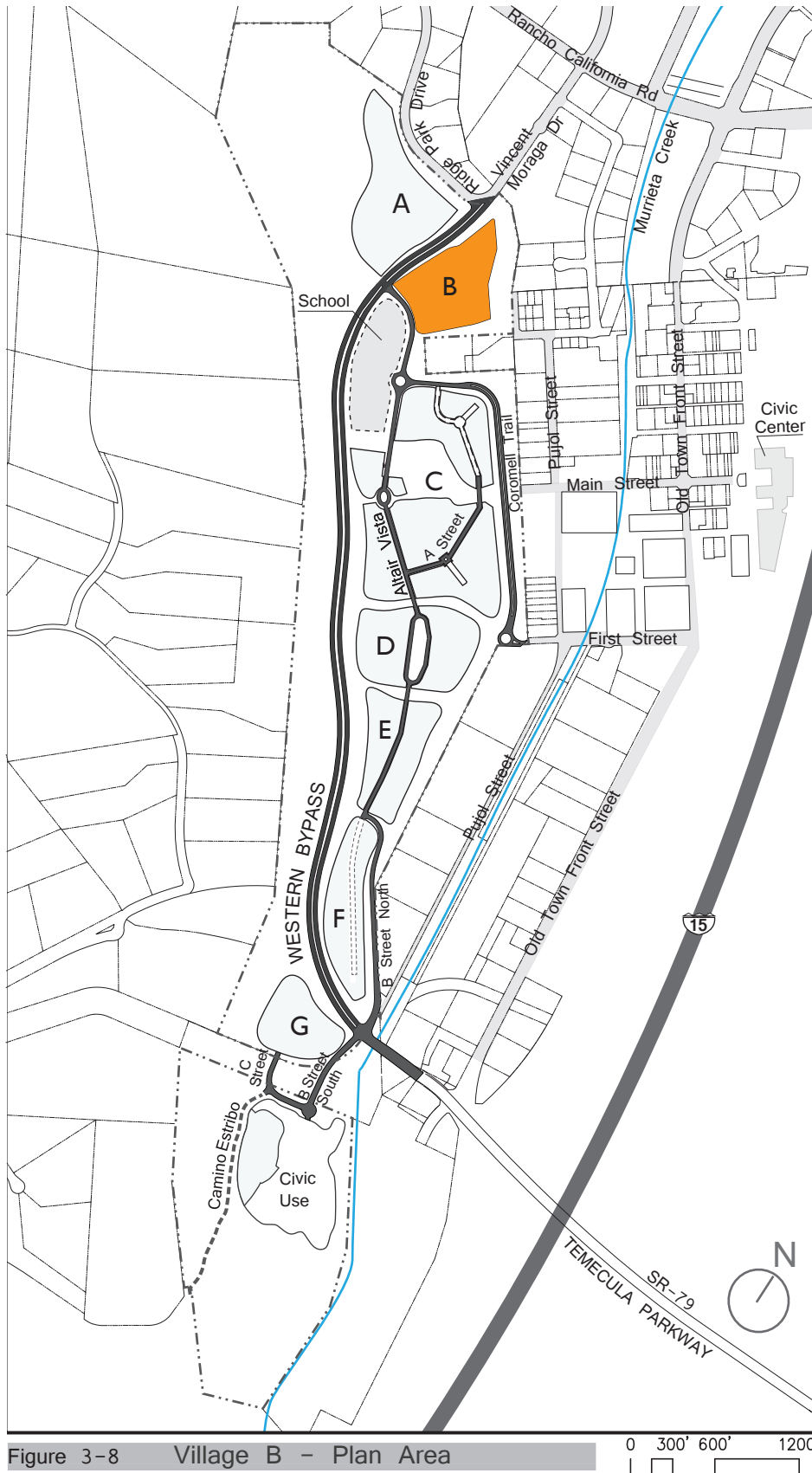


Figure 3-8 Village B - Plan Area

3.6 Village B

Village B occupies a previously graded pad and is suitable for large scale multifamily housing mirroring the building forms of Village A. The location of Village B at the north end of the property makes it a gateway site, especially as it occupies a promontory that, together with Village A, frames either side of the Western Bypass Corridor at its northerly base. Development along the edge of the plateau is favorable for views overlooking Temecula to the east. The trapezoidal outline of the plateau presents the opportunity for a triangular green or some other unique shape to distinguish this village from others. Opening the east end of the green also provides view opportunities for housing surrounding the green.

Village B is next to the elementary school site making this location ideal for families with young children. Higher density is appropriate to the activity generated by a school.

BOUNDARIES: Altair Vista to the west, Western Bypass Corridor to the north, adjacent properties to the east and south.

SIZE: Approximately 12.4 gross acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.

ACCESS: Entry is at the southwest corner from Altair Vista. Secondary access for emergency only is located further north near the intersection of Altair Vista with the Western Bypass. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more. Pedestrian and bicycle routes parallel the vehicular path.

DWELLING UNITS: See Table 3-1.



ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village B. See Section 10.10 for definitions and standards of each building type.

Detached Housing	Micro Units
Multiplex	Multifamily Walk-Up
Rowhouses	Multifamily Podium
Live / Work	Community Buildings

BUILDING FRONTAGE:

Buildings should front on the park and on Altair Vista. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Section 10.4 for further explanation of setbacks and yards.

From Altair Vista Property Line:	3 ft. min.	10 ft. max.
From Western Bypass ROW:	20 ft. min.	No maximum
At other lot lines:	0 ft. min.	

ALLOWABLE BUILDING HEIGHT: 2-5 stories. See Table 10-2.

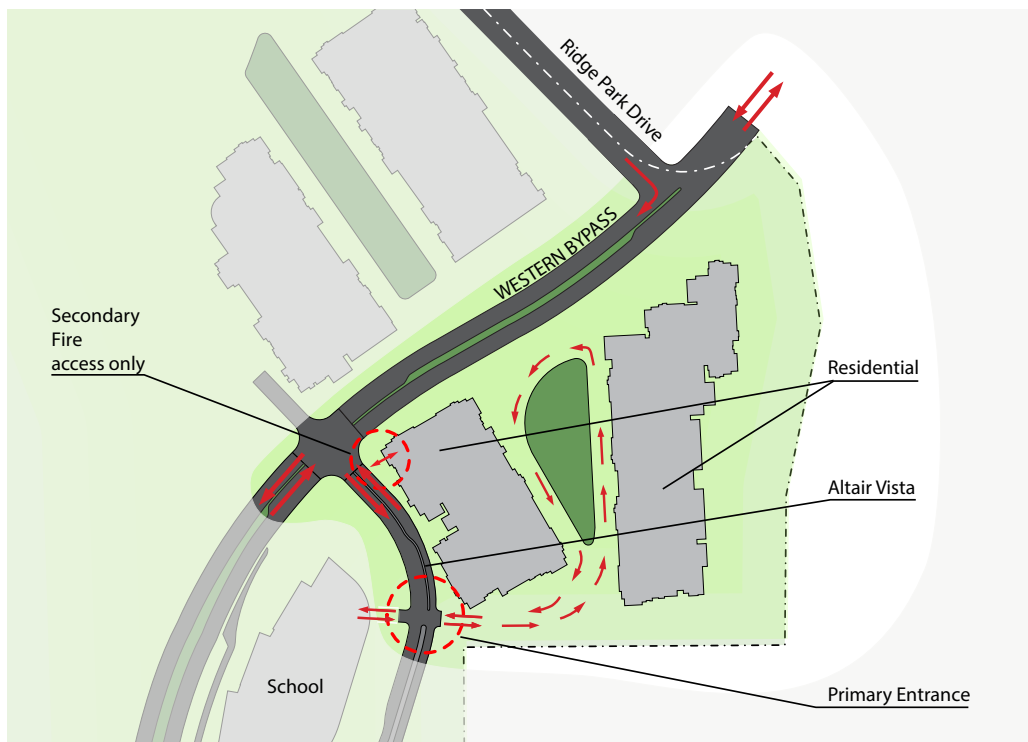


Figure 3-9 Vehicular Access - Village B

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. A one-way loop road or couplet, similar to Figures 4-25 and 4-26 should be provided around the Village B park.
2. No driveways may be located on Altair Vista, except the village access road and any required emergency access.
3. Shared driveways are encouraged wherever possible.
4. Driveways on the same side of a street shall be separated by at 50 feet to centerline, except at rowhomes.
5. Driveways at rowhomes should be paired to allow more landscaped area between the pairs.

PARKING STANDARDS:

1. Parallel parking shall be provided on one side only of the one-way loop road around the park.
2. Parallel or diagonal on-street parking is encouraged on one or both sides of internal secondary streets.
3. Parallel or diagonal on-street parking is primarily for visitors, guests and overflow parking at night.
4. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private and shared garages.
5. Additional parking shall be located within the developable area. See Sections 9 and 10.7 for standards.
6. Parking lots shall not be visible from the park or surrounding open space or from Altair Vista.



Figure 3-10 Pedestrian Circulation – Village B

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

Village “B” Park Concept:

The flatiron shape of the Village “B” Park, FIGURE 3-11, allows for natural open space in contemporary, geometric form. A large recreational lawn utilizes most of the space, yet there are also pockets of natural landscaped area in the corners and a children’s playground. Tucked near the playground is a shaded picnic and seating area. A landscaped parkway provides a buffer from vehicular circulation.



Figure 3-11 Park Plan at Village B

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

APPLICABLE PROJECT STANDARDS:

Table 3-1 Land Use Zones and Development Intensity

4 Circulation Plan

5 Grading Plan

6 Infrastructure and Utilities Plan

8 Open Space and Recreation Plan

9 Design Guidelines

10 Development Standards

11 Implementation Plan

GRADING STANDARDS:

Village B occupies land that has been substantially graded to form a generally flat plateau that is significantly higher than the Western Bypass or adjacent properties to the southeast and northeast. Grade changes within the pad area will be resolved in the park and open spaces between building types. The buildable area can be expanded with stepped buildings, by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing private patios. See Section 9.7 for standards regarding slopes and retaining walls.

OPEN SPACE: See Section 8 for an explanation of public, common and private open space.

The primary public open space is the Village B Park, an approximately 0.6 acre park to be installed with the development of the village. The requirements for this park are prescribed in Table 8-2.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 10.

Example of Open Space Development in Village B:

Example assumes 170 multifamily walk-up residences are constructed.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

$$170 \text{ multifamily walk-up units} \times 60 \text{ sf/du} = 10,200 \text{ sf of common open space}$$

This can be one large common open space shared by all buildings or separate spaces. A portion of the common open space requirement may be fulfilled in the primary public open space. Table 8-2 requires that 0.40 acres of the 0.65-acre park must be open to the public. The remaining 0.25 acres (10,890 sf) may be used to satisfy a portion of the required common open space. For example, a typical 8,000 sf tennis court could be located within the 0.65-acre Village B Park and could be enclosed, with access limited to residents of Village B. A separate courtyard or roof deck within the multifamily development could satisfy the remaining 2,200 sf of required common open space.

Private Open Space:

May be accomplished with balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

$$170 \text{ multifamily walk-up units} \times 100\% = 170 \text{ of the units require } 80 \text{ sf min. of private open space}$$

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village B. See Section 10.6 for Landscape Standards.

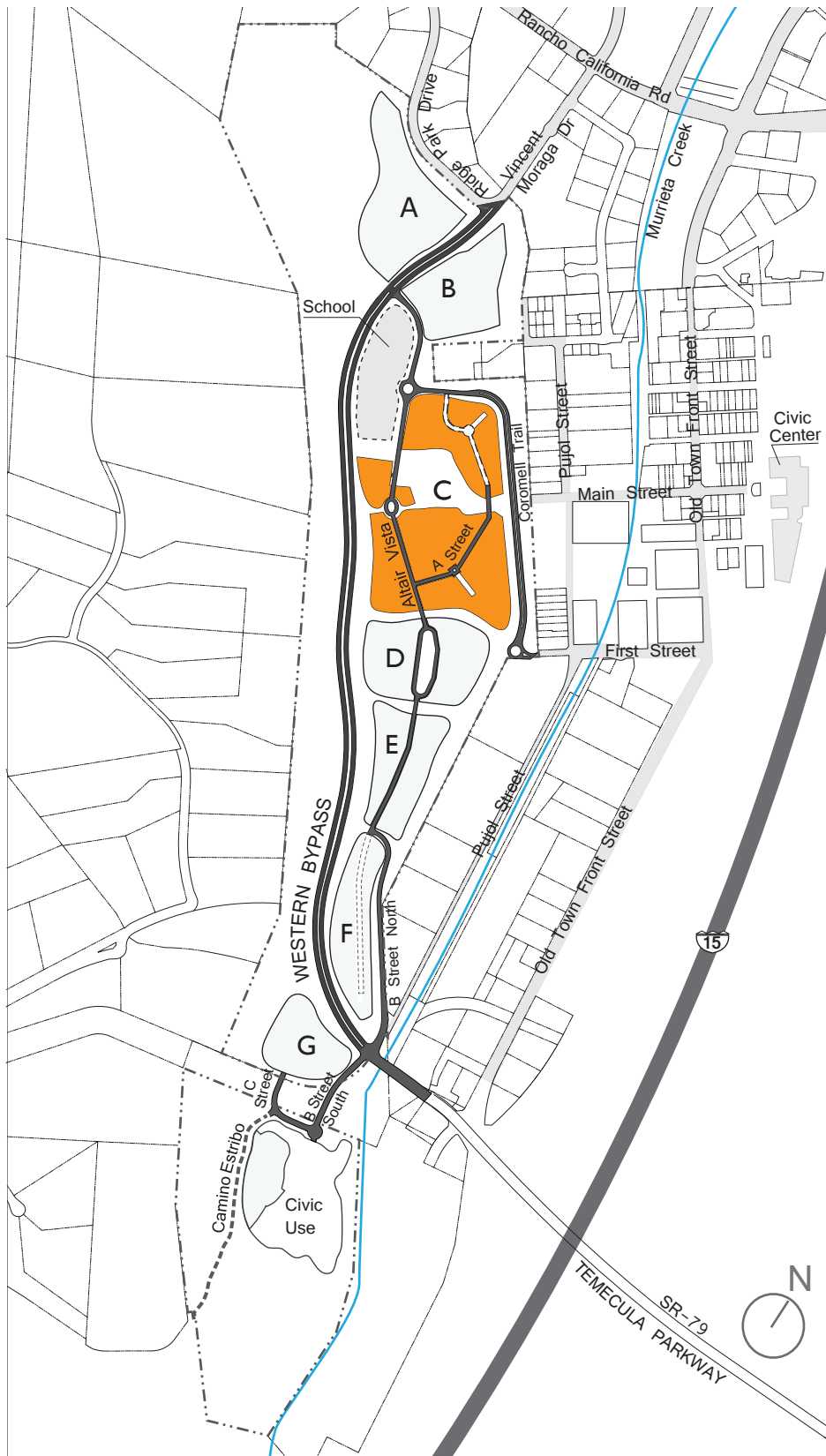


Figure 3-12 Village C - Plan Area

3.7 Village C

Village C is the core of Altair. It is the most densely developed Village and offers the most variety of uses and building types. It encompasses the central park, includes the community center and is adjacent to the school site. The planning is very urban with apartment buildings, row houses and tight clusters of homes punctuated by plazas.

The focal point of Village C and the entire community is a promontory plaza and roundabout anchoring one end of an axis aligning with Main Street in Old Town and anchored on the opposite end by the Temecula Civic Center. From this vantage point, the relationship between Altair and Old Town Temecula is very clear. The plaza is defined by two structures comprising the community center: a recreation center with pool to the northwest and a clubhouse to the northeast. Multi-story attached or stacked residences form the south edge of the plaza, possibly with street-level commercial uses. The club house opens onto the park with terrace seating. Streets and pedestrian paths radiate from the plaza. The park and community center are described in greater detail in FIGURE 3-13 and FIGURE 3-14 and in Section 8: Open Space and Recreation of this Specific Plan.

Village C overlooks Old Town and provides a pedestrian link to Main Street through the park. The village is itself divided by terrain and roads into neighborhoods linked by a semi-circular street. The street bridges over the park where it crosses the east-west path descending down to Main Street. This bridge, when seen from Old Town along the Main Street axis, is another visual gateway to the community, framing the park and set against the backdrop of the natural hillside above.

It is anticipated that Village C will receive the most visitors from outside the community to use the park and school. A higher level of commercial retail space is therefore appropriate in this planning area.



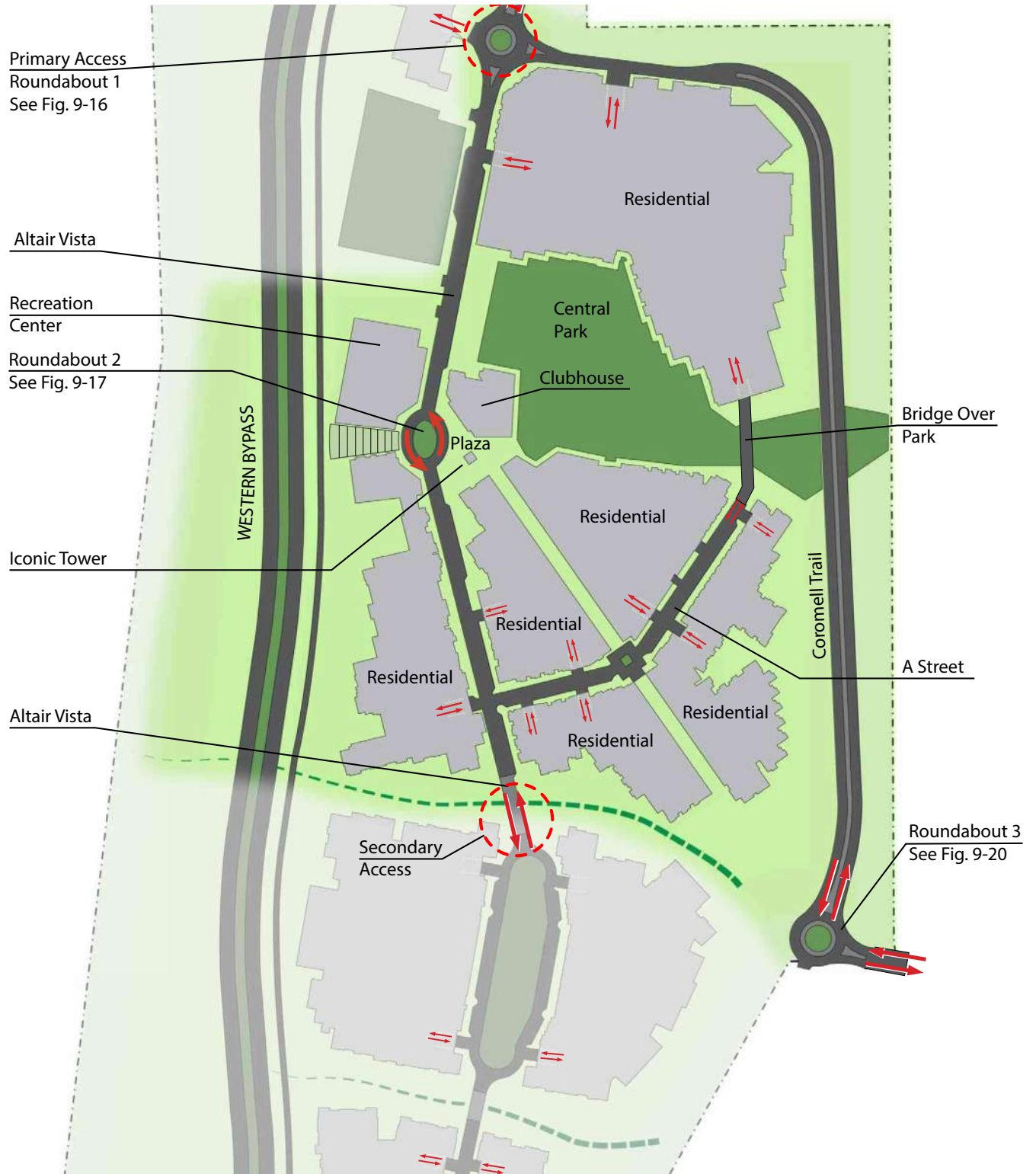


Figure 3-13 Vehicular Access - Village C

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

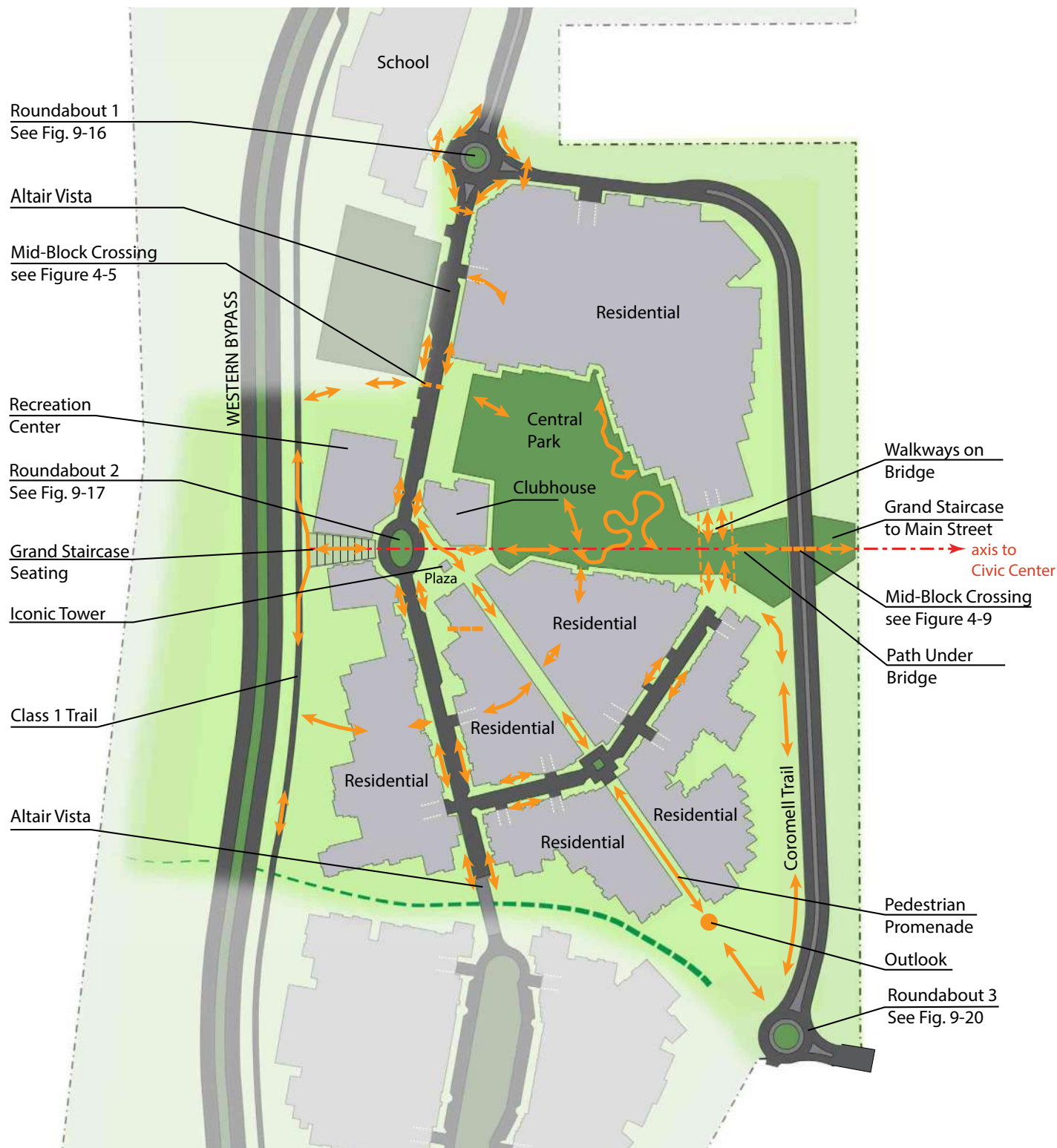


Figure 3-14 Pedestrian Circulation - Village C

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

BOUNDARIES: Western Bypass to the west, adjacent properties to the north and east, open space ravine to the south.

SIZE: Approximately 21.1 gross acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.

ACCESS: Altair Vista from north and south, running through the village. Coromell Trail from north and east. Major internal circulation along A Street. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more.

Pedestrian and bicycle connectivity is key to the success of Village C and the Park:

- Pedestrian and bicycle routes are provided along Altair Vista and A Street.
- An accessible link is provided to the Class 1 bike path paralleling Western Bypass
- Additional pedestrian access to/from Old Town via Main Street, the grand staircase and east/west path through park
- Pedestrian promenade to southeast, connecting to trail system.

DWELLING UNITS: See Table 3-1.

ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village C. See Section 10.10 for definitions and standards of each building type. Lower density uses should be focused toward the north end of this village, with higher scale framing the urban park.

Detached Housing
 Multiplex
 Rowhouses
 Live / Work
 Micro Units
 Multifamily Walk-Up
 Multifamily Podium
 Mixed Use
 Community Buildings
 Iconic Tower

BUILDING FRONTAGE:

Buildings should front on Altair Vista and secondary streets and on the park and other open space. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Section 10.4 for further explanation of setbacks and yards.

From Altair Vista Property Line:	3 ft. min	5 ft. max.
From Coromell Trail ROW:	3 ft. min	No maximum
From A Street Property Line:	0 ft. min	5 ft. max.

ALLOWABLE BUILDING HEIGHT: 2-5 stories. See Table 10-2.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. Shared driveways are encouraged wherever possible.
2. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
3. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.



Central Park at Village C Concept

In the heart of the development is a Village “C” Park to serve as a central open space to the Altair community and Old Town Temecula, FIGURE 3-15. It is anchored by the community center at the top of the hill to the west and encircled by the homes and apartment buildings of Village C. The park is strategically situated on axis with Main Street and the City of Temecula Civic Center. The southern edge of the park is designed as a linear path on that same axis that cascades down the slope, passing under the A Street bridge and connecting to the town via a grand staircase to Main Street. Conversely, from Main Street in Old Town the view up the axis features an arched bridge framing the park, with the community center promontory above, an iconic tower and the natural escarpment beyond.

The park allows residents along its perimeter to open onto the park with direct access and views. Walkways stretching out from the park allow easy pedestrian access from many points in the community and the City of Temecula. While the site offers a 50’ topographical change, the park gracefully incorporates accessible walkways and stairs into the design instead of clumsy ADA ramp “switchbacks”. These gradual walkways allow access to the park’s recreational, natural, and commercial spaces. Various types of shade structures and planted groves of trees provide shade as users sit, picnic, and move throughout the park. The different areas of the park offer a gradient of uses. The lower end of the park to the east is less formal and features open space and native landscape planting which leads into a nature trail as topography increases. This nature trail encompasses an open lawn space which acts as a play area and amphitheater to the centrally located stage/ picnic shelter. The natural amphitheater may host movie nights, concerts and festivals as well as passive recreation and picnicking. In the upper end of the park to the west are shaded picnic areas, children’s play space, and restrooms all located near the parking lot. Additional overflow parking will occur on Altair Vista, A Street and at the school site across the street when school is not in session.

The community center is composed of two facilities: a recreation center west of Altair Vista and a clubhouse east of Altair Vista and contiguous to the park. The recreation center edges grand steps at the peak of the Main Street axis, a prime gathering space and scenic viewpoint. The recreation center incorporates outdoor pools and a spa, fitness and exercise rooms for residents. The clubhouse is a dual-fronted building with entry from the street side and openings to a large terrace on the park side. The Master HOA will operate the recreation center and clubhouse facilities and may work with the City’s Community Services Department and/or the general public for the potential hosting of classes, activities, wedding and event rentals at the clubhouse. At the highest point in the park, a terrace available for cafes or events has views over the park and out over the City of Temecula.

The design of surrounding architecture is critical to the success of the Village C Park. Facades should face the park with entries, windows, balconies and porches to facilitate interaction between the public open space and perimeter residents. Pedestrian walkways edging the park and providing direct access between development and the park are encouraged. These “eyes” on the park will improve park safety and benefit the surrounding buildings with enhanced views. See Sections 9.4.1, 9.4.2, 9.4.4, 9.4.5 and 9.4.8 for examples of frontage types appropriate to face the park. As shown in Figure 10-1 and 10-3, architectural elements such as porches and trellises that soften park facades may encroach into required setbacks. Any walls or fences should be kept low to allow views across by seated persons and to avoid a defensive appearance.

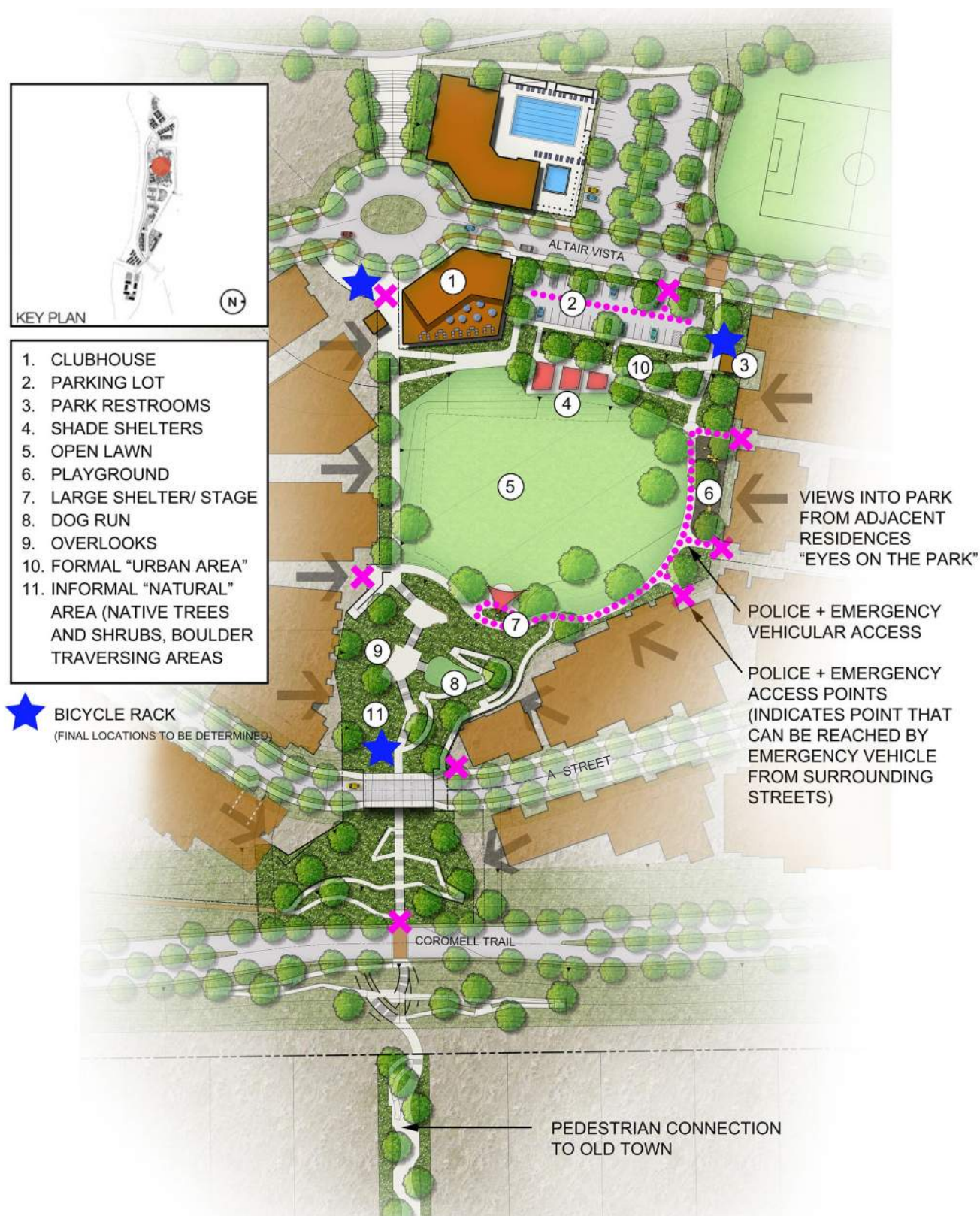


Figure 3-15 Park Plan at Village C

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

PARKING STANDARDS:

1. Parallel parking shall be provided on one side only of Altair Vista
2. Parallel or diagonal on-street parking is encouraged on one or both sides of internal secondary streets.
3. Parallel or diagonal on-street parking is primarily for visitors, guests and overflow parking at night.
4. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private and shared garages.
5. Additional parking shall be located within the developable area. See Sections 9 and 10.7 for standards.
6. Residential parking lots shall not be visible from the park or surrounding open space, from Altair Vista, or from A Street.
7. Parking lots shall be provided for the park and for the community center. Both lots shall be accessed from Altair Vista.

APPLICABLE PROJECT STANDARDS:

Table 3-1 Land Use Zones and Development Intensity

- 4 Circulation Plan
- 5 Grading Plan
- 6 Infrastructure and Utilities Plan
- 8 Open Space and Recreation Plan
- 9 Design Guidelines
- 10 Development Standards
- 11 Implementation Plan

GRADING STANDARDS:

Village C steps down from west to east, with different pad levels separated by Altair Vista, A Street and the large park. Buildings should also be stepped to negotiate grade changes and present engaged facades to these streets, with entries in reasonable proximity to street level. This can be accomplished by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing porches and entry stoops. Blank basement walls and high retaining walls must be avoided along streets and pedestrian paths. Nor should pedestrians see only exposed roofs and eaves, unless landscaped roof terraces are incorporated. See Section 9.7 for standards regarding slopes and retaining walls.

Grading design in Village C should maximize views while maintaining a cohesive neighborhood. Certain promontories shall be maintained, such as the traffic oval and the southeast terminus of the pedestrian promenade.



Figure 3-16 Park Section at Village C

CONCEPTUAL SECTION ONLY; ACTUAL DESIGN MAY VARY.

OPEN SPACE:

See Section 8 for an explanation of public, common and private open space.

The primary public open space is the 5.0-acre Village C Park, to be installed as part of the master development. The requirements for this park are prescribed in Table 8-2.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 9.

Example of Open Space Development in Village C:

Example assumes 290 rowhouses and 260 multifamily podium residences are constructed, for a total of 550 dwelling units.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

290 rowhouse units	x 60 sf/du	= 17,400 sf of common open space
260 multifamily podium units	x 50 sf/du	= <u>13,000 sf of common open space</u>
		= 30,400 sf of common open space

Given the large size of Village C and the central park, the common open space should be spread as separate spaces throughout the village, with some kind of exterior amenity in close proximity to all residences, particularly tot lots. These spaces may be shared between different housing types and even distinct projects. Multifamily projects typically have exterior common space within the building footprint, such as podium-level courtyards or pools, or roof terraces. Table 8-2 requires that all 5.0 acres of the Village C Park must be open to the public. Therefore, no portion of the common open space requirement for Village C may be fulfilled by the primary public open space.

Private Open Space:

May be accomplished with balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

290 rowhouse units	x 100% = 290 of the units require 100 sf min. of private open space
260 multifamily podium units	x 100% = 130 of the units require 60 sf min. of private open space

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village C. See Section 10.6 for Landscape Standards.

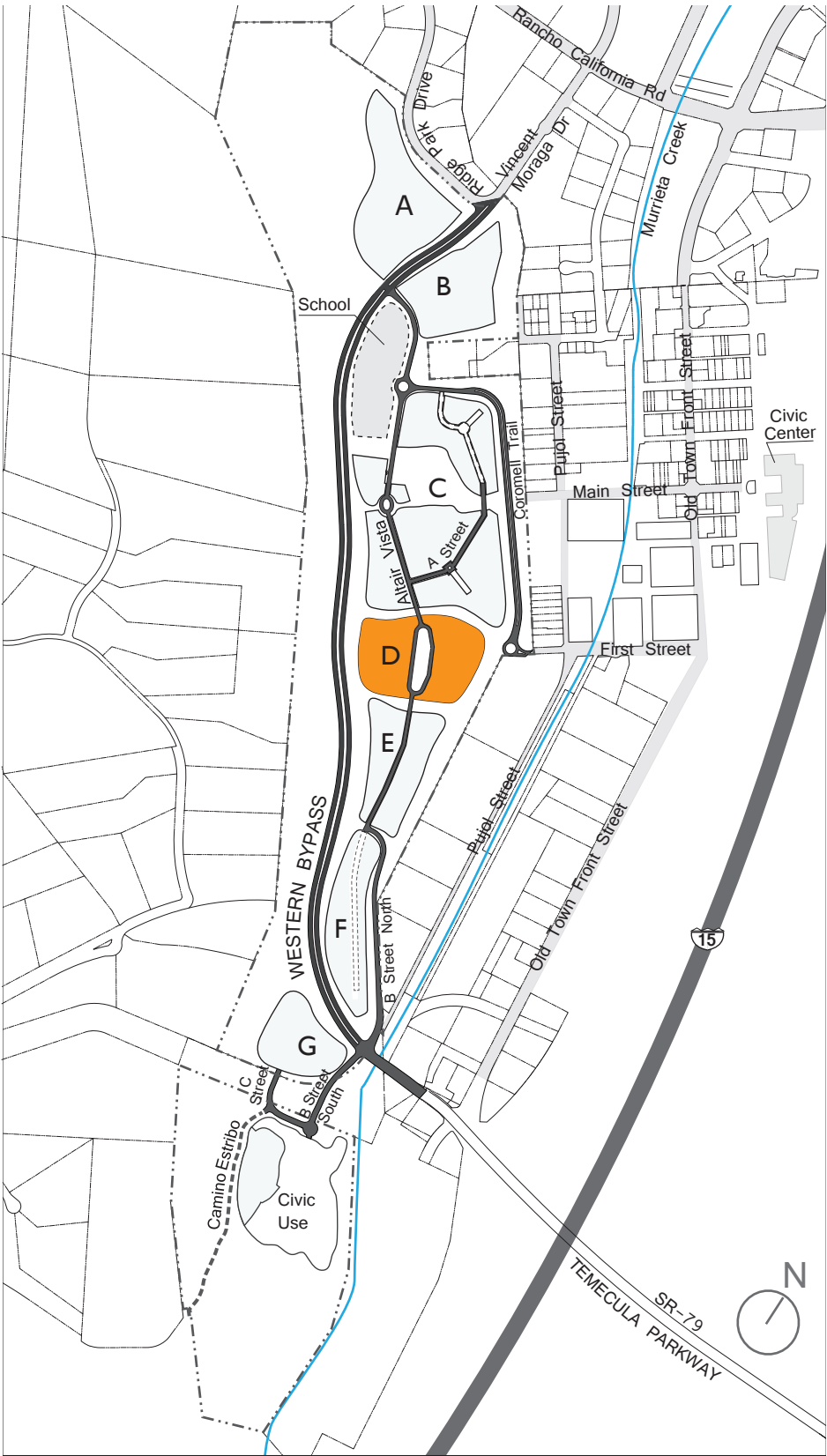


Figure 3-17 Village D - Plan Area

3.8 Village D

Village D is located on axis with the First Street entrance to Altair. It occupies a stepped plateau bracketed by two open space ravines to the north and south and overlooking the First Street entry. The adjacent Western Bypass is at its highest point in this segment and is elevated above the village. Village D is situated to either side of a central green that is the social and physical focus of the neighborhood.

East-west pedestrian paths link the neighborhood with the park and with trails linking to other villages. These paths shall be separate from vehicular routes for the most part and are in addition to walkways along side the vehicular system. This results in a pedestrian “green” network overlapping - but distinct from - the paved vehicular network.

BOUNDARIES: Western Bypass to the west, open space ravines to the north and south, adjacent properties to the east.

SIZE: Approximately 9.0 gross acres. Pad size may vary through implementation of retaining walls and/or stepped foundation systems.



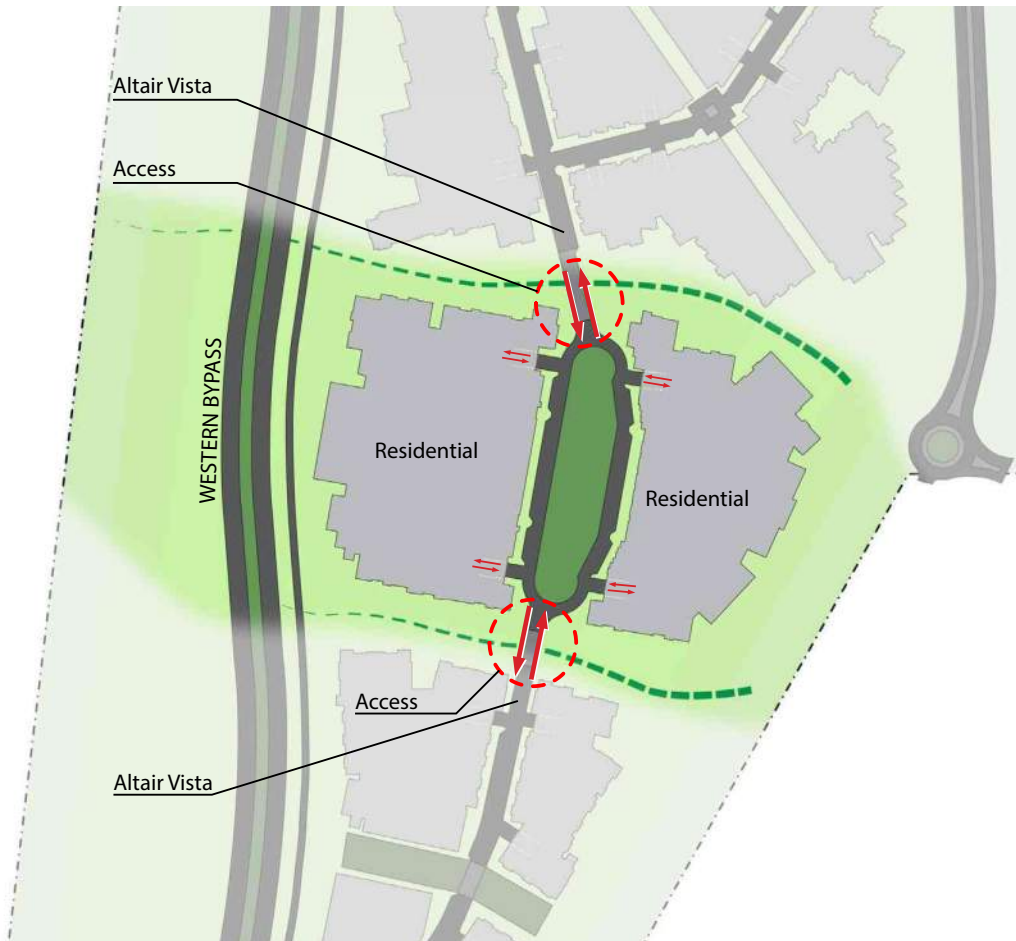


Figure 3-18 Vehicular Access – Village D

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ACCESS: Altair Vista from adjacent villages from the north and south. Altair Vista intersects the green at the north and south ends and splits into a one-way lane circumnavigating the open space. Traffic is forced to slow upon entering the village and the one-way configuration makes pedestrian crossing safer. Pedestrian and bicycle routes parallel the vehicular path. Additional pedestrian access from trails crossing and through ravines; link to bike path paralleling Western Bypass. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more.

DWELLING UNITS: See Table 3-1.



Figure 3-19 Pedestrian Circulation – Village D

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village D. See Section 10.10 for definitions and standards of each building type. Higher density uses should be focused toward the center of this village, with lower scale and density along the ravine edges.

- Detached Housing
- Multiplex
- Rowhouses
- Live / Work
- Micro Units
- Multifamily Walk-Up
- Multifamily Podium
- Mixed-Use
- Community Building

BUILDING FRONTAGE:

Buildings should front on the park, Altair Vista and surrounding open space. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Section 10.4 for further explanation of setbacks and yards.

From Altair Vista Property Line:	0 ft. min	5 ft. max.
All other Lot Lines:	0 ft. min	10 ft. max.

ALLOWABLE BUILDING HEIGHT: 2-4 stories. See Table 10-2.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. No individual private drives shall be located on the Altair Vista loop around the park.
2. Secondary street and/or common driveway intersections with Altair Vista shall be limited to four locations.
3. Shared driveways are encouraged wherever possible.
4. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
5. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.

PARKING STANDARDS:

1. Parallel parking shall be provided on one side only of the one-way Altair Vista loop around the park. This is primarily for visitors, guests and overflow parking at night.
2. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private garages.
3. Additional parking shall be located in motor courts or along secondary streets. See Sections 4 and 9 for motor court standards.
4. Parking lots shall not be visible from the park or surrounding open space, or from Altair Vista.

APPLICABLE PROJECT STANDARDS:

- Table 3-1 Land Use Zones and Development Intensity
- 4 Circulation Plan
- 5 Grading Plan
- 6 Infrastructure and Utilities Plan
- 8 Open Space and Recreation Plan
- 9 Design Guidelines
- 10 Development Standards
- 11 Implementation Plan

GRADING STANDARDS:

Village D slopes down from west to east, with steep slope banks on all sides. Buildings should be used to negotiate grade changes as much as possible. This can be accomplished by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing private patios. See Section 9.7 for standards regarding slopes and retaining walls.

OPEN SPACE:

See Section 8 for an explanation of public, common and private open space.

The primary public open space is the Village D Park, a 0.8-acre village green to be installed as part of the master development with construction of this segment of Altair Vista. The requirements for this park are prescribed in Table 8-2.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 10.

Example of Open Space Development in Village D:

Example assumes 90 rowhouses and 30 live/work units are constructed, for a total of 120 dwelling units.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

90 rowhouse units	x 60 sf/du	= 5,400 sf of common open space
30 live/work units	x 60 sf/du	= 1,800 sf of common open space
		= 7,200 sf of common open space

This can be one large common open space shared by both the rowhouse and live/work residents or separate spaces. Table 8-2 requires that all 0.80 acres of the Village D Park must be open to the public. Therefore, no portion of the common open space requirement for Village D may be fulfilled by the primary public open space, unless it is in excess of the 0.80-acre minimum public area.

Private Open Space:

May be accomplished with balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

90 rowhouse units	x 100% = 90 of the units require 100 sf min. of private open space
30 live/work units	x 100% = 30 of the units require 100 sf min. of private open space



Figure 3-20 Park Plan at Village D

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village D. See Section 10.6 for Landscape Standards.

Village “D” Park Concept:

Strong geometric arcs divide the space of the 0.80-acre Village “D” Park, FIGURE 3–20. The largest space is an open recreational lawn. Next to the lawn is a large playground with a dense tree canopy for shade. Tucked between the lawn and playground is a shaded seating area with seatwalls and picnic benches. Bookending the entire park are two natural landscaped areas that frame the park. A planted parkway around the entire park provides a buffer from vehicular circulation.

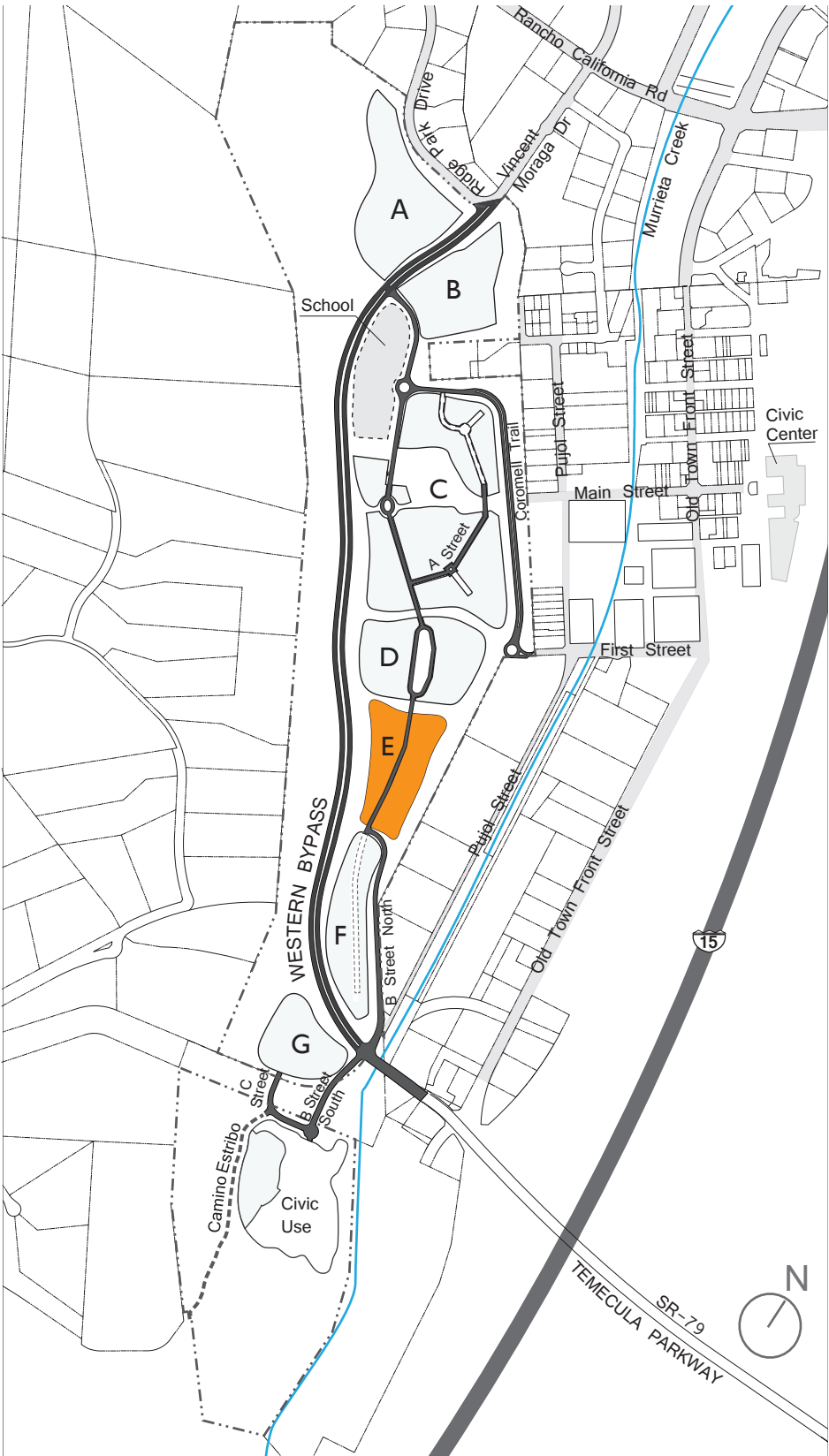


Figure 3-21 Village E - Plan Area

3.9 Village E

Village E is elongated in the north-south direction and slopes steeply down from west to east. Buildings will need to step to avoid excessive cut and fill, therefore lower scale development and lower density are suitable for this planning area. The village green is arranged in the east-west direction to give village E a different character and to take advantage of excellent vistas to mountains south and east of the site.

BOUNDARIES: Western Bypass to the west, open space ravines to the north, B Street North and Village F to the south, adjacent properties to the east.



SIZE: Approximately 7.8 gross acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.

ACCESS: Altair Vista from Village D from the north; Altair Vista from project entry from the south. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more. Pedestrian and bicycle routes parallel vehicular path. Additional pedestrian access from trails crossing and through ravines; link to bike path paralleling east property line.

DWELLING UNITS: See Table 3-1.

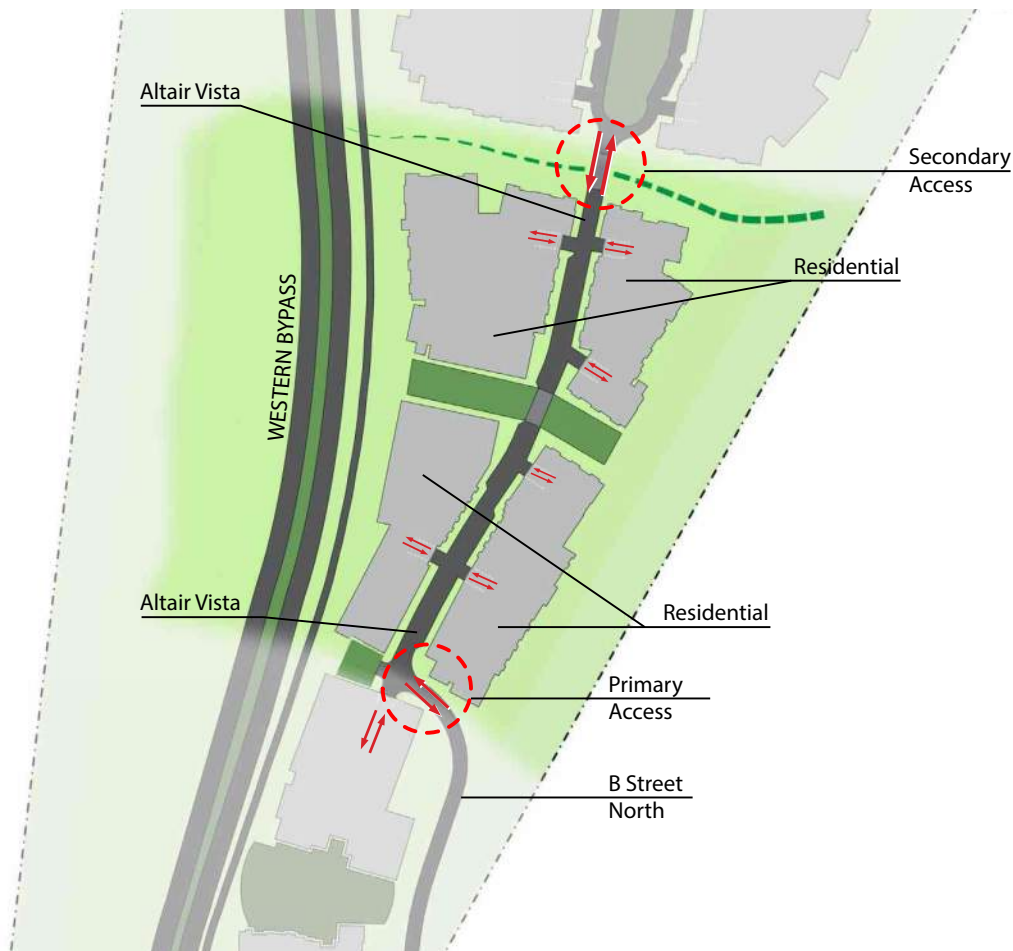


Figure 3-22 Vehicular Access - Village E

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village E. See Section 10.10 for definitions and standards of each building type. Lower density uses should be focused toward the north end of this village, with higher scale framing the urban park.

- Detached Housing
- Multiplex
- Rowhouses
- Live / Work
- Micro Units
- Multifamily Walk-Up
- Community Buildings



Figure 3-23 Pedestrian Circulation – Village E

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

BUILDING FRONTAGE:

Buildings should front on Altair Vista and on the village park and other open space. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Section 10.4 for further explanation of setbacks and yards.

From Altair Vista Property Line:	0 ft. min	5 ft. max.
All other Lot Lines:	0 ft. min	10 ft. max.

ALLOWABLE BUILDING HEIGHT: 2-4 stories. See Table 10.2.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. There shall be no driveways to private garages on Altair Vista. Only driveways to alleys, motor courts or secondary streets are allowed.
2. Shared driveways are encouraged wherever possible.
3. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
4. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.

PARKING STANDARDS:

1. Parallel parking shall be provided on one side only of Altair Vista.
2. On-street parking is primarily for visitors, guests and overflow parking at night.
3. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private and shared garages.
4. Additional parking shall be located within the developable area. See Sections 9 and 10.7 for standards.
5. Residential parking lots shall not be visible from the park or surrounding open space, or from Altair Vista.

APPLICABLE PROJECT STANDARDS:

Table 3-1 Land Use Zones and Development Intensity

4 Circulation Plan

5 Grading Plan

6 Infrastructure and Utilities Plan

8 Open Space and Recreation Plan

9 Design Guidelines

10 Development Standards

GRADING STANDARDS:

Village E slopes down from west to east, with steep slope banks on the north, west and east sides. Buildings should be used to negotiate grade changes as much as possible. This can be accomplished by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing private patios. See Section 9.7 for standards regarding slopes and retaining walls.



Village “E” Park Concept

The Village “E” Park, FIGURE 3-24, is split into two separate spaces by Altair Vista. The western space is a large recreational lawn with perimeter planting of shrubs and shade trees. The eastern space has a recreational lawn, a playground, and a seating area overlooking the hillside. Both sides of the park have a shaded picnic area along the sidewalk nearest the road for an urban plaza feel.



Figure 3-24 Park Plan at Village E

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

OPEN SPACE:

See Section 8 for an explanation of public, common and private open space.

The primary public open space is the Village E Park, an approximately 0.5 acre park to be installed with the development of the village. The requirements for this park are prescribed in Table 8-2. Access should be provided from the park to the Class 1 bike path to the west and the hiking trail to the east.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 10.

Example of Open Space Development in Village E:

Example assumes 50 rowhouses and 30 multiplex units are constructed, for a total of 80 dwelling units.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

50 rowhouse units	x 60 sf/du	= 3,000 sf of common open space
30 multiplex units	x 60 sf/du	= <u>1,800 sf of common open space</u>
		= 4,800 sf of common open space

This can be one large common open space shared by both the rowhouse and multiplex residents or separate spaces. A portion of the common open space requirement may be fulfilled in the primary public open space. Table 8-2 requires that 0.25 acres of the 0.35-acre park must be open to the public. The remaining 0.1 acre (4,356 sf) may be used to satisfy a portion of the required common open space. For example, a community produce garden of 3,000 sf could be located within the 0.35-acre Village E Park and could be enclosed, with access limited to residents of Village E. A separate courtyard or roof deck within the multifamily development could satisfy the remaining 1,800 sf of required common open space.

Private Open Space:

May be accomplished with balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

50 rowhouse units	x 100% = 50 of the units require 100 sf min. of private open space
30 multiplex units	x 100% = 30 of the units require 100 sf min. of private open space

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village E. See Section 10.6 for Landscape Standards.

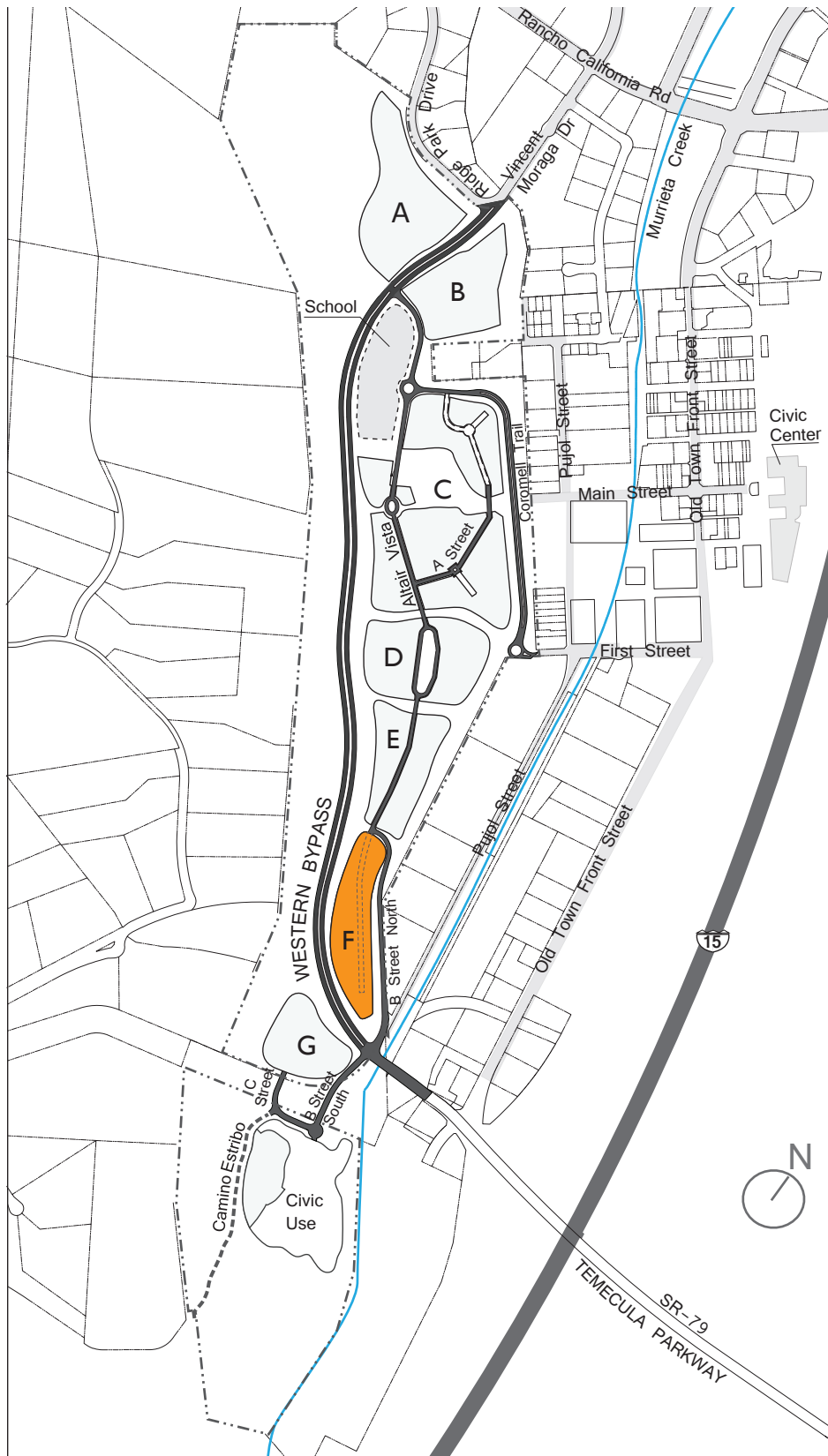


Figure 3-25 Village F - Plan Area

0 300' 600' 1200'

3.10 Village F

Village F is very linear and has a steep slope along the eastern edge. The west edge is relatively flat and level with the Bypass. Privacy and sound screening are important along this edge. A single street serves the neighborhood, ending at a promontory at the south end of the village. A gated access point is provided from the Western Bypass for emergency use by the Fire Department only. Multistory flats are appropriate on the west side of the street, closer to the Bypass. Attached single-family homes are better suited to the east side of the street, as the terrain slopes quickly and the lots are small. There are two park spaces in Village F. One park is centrally located adjacent to the clubhouse and pool for this village. The other park is at the southern tip and will be a destination for the community. Its elevation and location afford excellent views to the southeast. This park overlooks the south entry to the specific plan area as well as the south end of the Western Bypass and is one of the major entry monuments of Altair.



BOUNDARIES: Western Bypass to the west and south; Altair Vista to the north; B Street North to the east; Village E to the north.

SIZE: Approximately 9.0 gross acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.

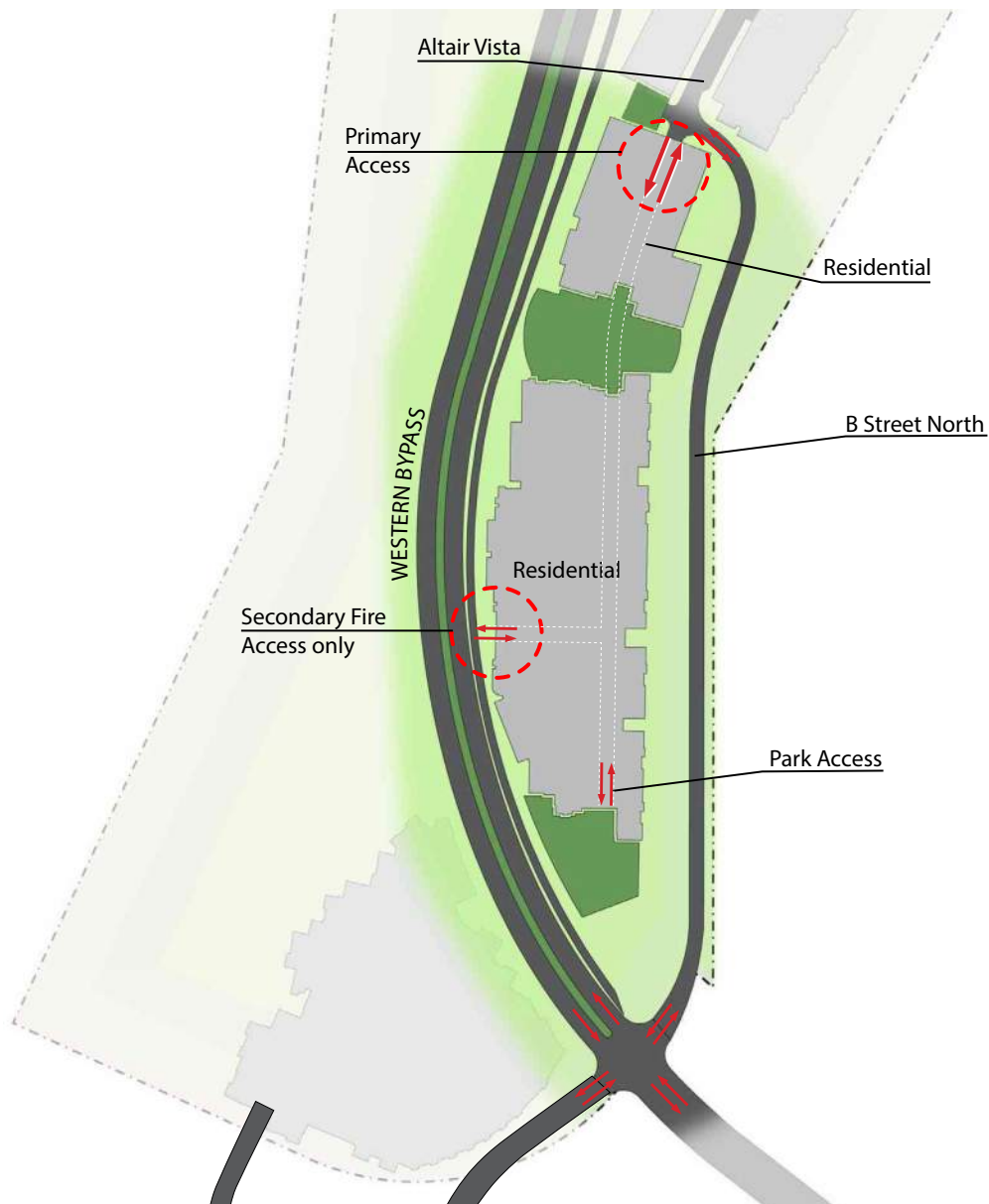


Figure 3-26 Vehicular Access – Village F

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ACCESS: Altair Vista and B Street North from the north; emergency only access from Western Bypass. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more. Pedestrian and bicycle routes parallel vehicular path. Additional pedestrian and bicycle links to bike path paralleling Western Bypass and east property line.

DWELLING UNITS: See Table 3-1.



Figure 3-27 Pedestrian Circulation – Village F

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village F. See Section 10.10 for definitions and standards of each building type. Lower density uses should be focused toward the north end of this village, with higher scale framing the urban park.

- Detached Housing
- Multiplex
- Rowhouses
- Micro Units
- Multifamily Walk-Up
- Multifamily Podium
- Community Buildings

BUILDING FRONTAGE:

Buildings should front on Altair Vista and on the village park and other open space. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Section 10.4 for further explanation of setbacks and yards.

From Western Bypass ROW:	10 ft. min	No maximum
From B Street North Property Line:	3 ft. min	No maximum
All other Lot Lines:	0 ft. min	10 ft. max.

ALLOWABLE BUILDING HEIGHT: 2-4 stories. See Table 10-2.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. There shall be no driveways to private garages on Altair Vista. Only driveways to alleys, motor courts or secondary streets are allowed.
2. Shared driveways are encouraged wherever possible.
3. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
4. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.

PARKING STANDARDS:

1. Parallel parking shall be provided on one side only of the Altair Vista or its extension into the village.
2. On-street parking is primarily for visitors, guests and overflow parking at night.
3. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private and shared garages.
4. Additional parking shall be located within the developable area. See Sections 9 and 10.7 for standards.
5. Residential parking lots shall not be visible from the park or surrounding open space, from Altair Vista or its extension into the village.

APPLICABLE PROJECT STANDARDS:

Table 3-1 Land Use Zones and Development Intensity

4 Circulation Plan

5 Grading Plan

6 Infrastructure and Utilities Plan

8 Open Space and Recreation Plan

9 Design Guidelines

10 Development Standards

11 Implementation Plan

GRADING STANDARDS:

Village F slopes down steeply on the south and east. Buildings should be used to negotiate grade changes as much as possible. This can be accomplished by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing private patios. See Section 9.7 for standards regarding slopes and retaining walls.

Village “F” Park Concept

The Village “F” Park, FIGURE 3–28, is also split into two separate spaces by a street. To the west is a large lawn for active recreation and may be used for sports. Shade trees along the lawn’s perimeter provide shade for passive recreation. To the east is a smaller lawn adjacent to a playground and shaded picnic area. Natural landscaped areas border the space to create geometry to match the style of similar park spaces in the Altair community.



Figure 3–28 Park Plan at Village F

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

OPEN SPACE:

See Section 8 for an explanation of public, common and private open space.

The primary public open space are the Village F Parks, totalling approximately 1.0 acres to be installed with the development of the village. These include the central Village F Park described in FIGURE 3-28 and a Promontory Park at the south end of the village. All buildings shall be generally north of the Promontory Park to maximize views from the park. The requirements for these parks are prescribed in Table 8-2.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 10.

Example of Open Space Development in Village F:

Assume 40 rowhouses and 80 multifamily walk-up units are constructed, for a total of 120 dwelling units.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

40 rowhouse units	x 60 sf/du	= 2,400 sf of common open space
80 multifamily walk-up units	x 60 sf/du	= 4,800 sf of common open space
		= 7,200 sf of common open space

This can be one large common open space shared by both the rowhouse and multifamily residents or separate spaces. A portion of the common open space requirement may be fulfilled in the primary public open space. Table 8-2 requires that 0.40 acre of the 0.60-acre park must be open to the public. The remaining 0.2 acre (8,712 sf) may be used to satisfy a portion of the required common open space. For example, a community produce garden of 3,000 sf could be located within the 0.35-acre Village F Park and could be enclosed, with access limited to residents of Village F. A separate courtyard or roof deck within the multifamily development could satisfy the remaining 1,800 sf of required common open space.

Private Open Space:

May be accomplished with balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

40 rowhouse units	x 100% = 40 of the units require 100 sf min. of private open space
80 multifamily walk-up units	x 100% = 80 of the units require 80 sf min. of private open space

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village F. See Section 10.6 for Landscape Standards.

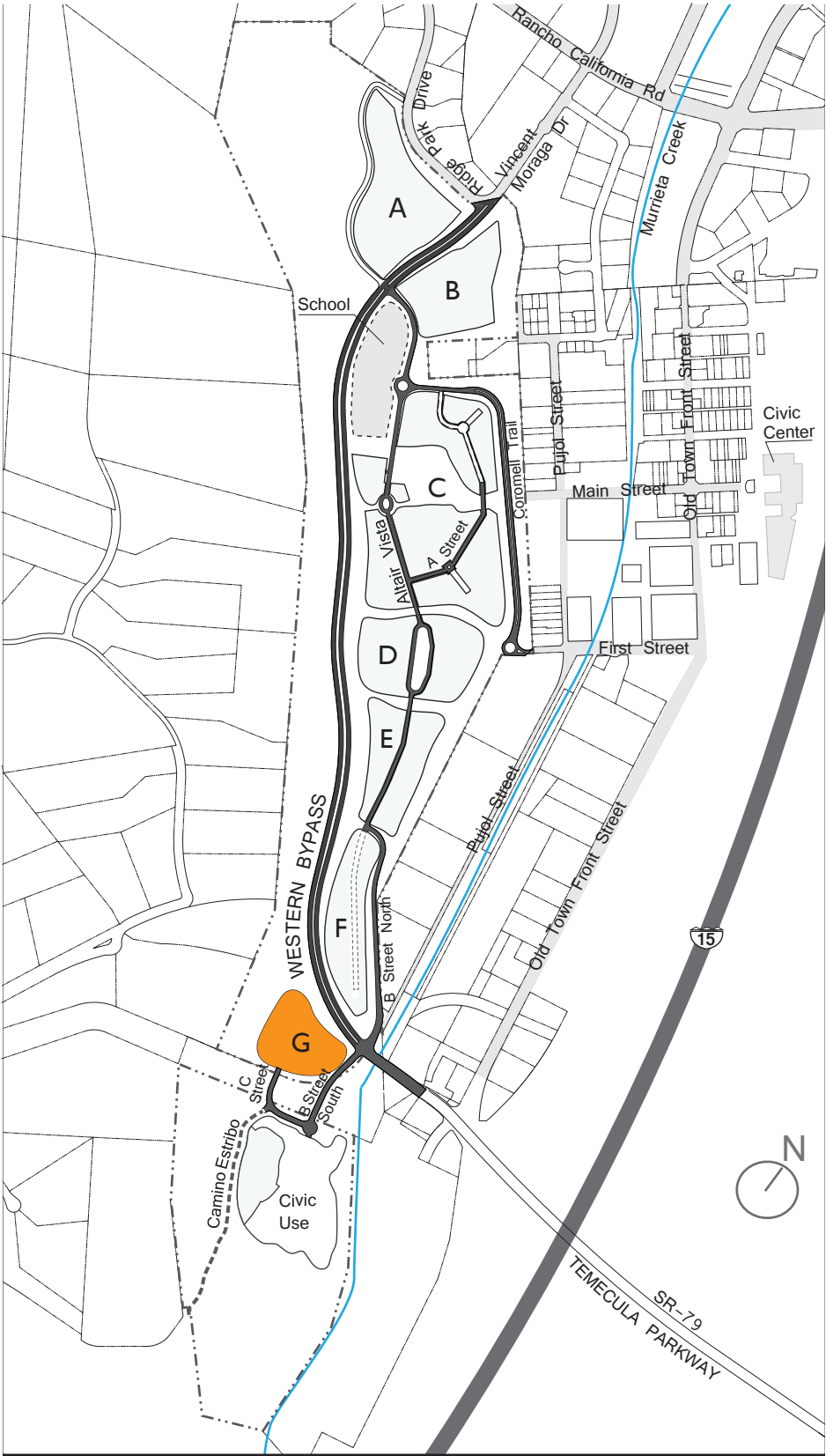


Figure 3-29 Village G - Plan Area

3.11 Village G

Village G is south of the Western Bypass on land that slopes steeply to the southeast, offering prime views. The area has a strong connection to the south 55-acre parcel and a proposed Nature Center. The interface with the MSHCP corridor is a critical edge condition. A relatively less urban development of clustered homes is appropriate here to take advantage of the views, negotiate the terrain and complement the adjacent open space.

BOUNDARIES: Western Bypass to the north and northeast; B Street South to the east; Metropolitan Water District pipeline area and C Street to the south; MSHCP corridor to the west.

SIZE: Approximately 7.3 gross acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.



ACCESS: C Street from the south. Secondary fire access from B Street South for emergency use only. Two points of vehicular fire access must be provided for each village area that has 35 dwelling units or more. Pedestrian and bicycle routes parallel vehicular path.

DWELLING UNITS: See Table 3-1.

ALLOWABLE BUILDING TYPES:

The following building types are allowed in Village G. See Section 10.10 for definitions and standards of each building type. Buildings should be sited in a manner to maximize vistas in every direction.

- Detached Housing
- Multiplex
- Rowhouses
- Multifamily Walk-Up
- Community Buildings

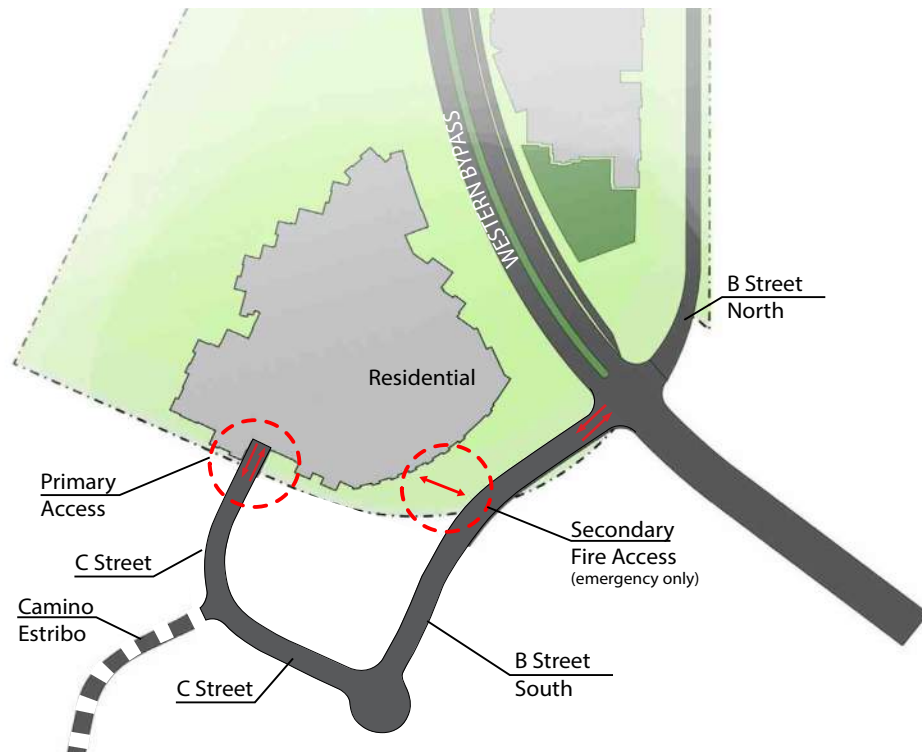


Figure 3-30 Vehicular Access – Village G

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

BUILDING FRONTAGE:

Buildings should front on C Street, B Street South, secondary roads and on open space. Additional frontages may be provided along landscaped paseos, mews or courts. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at village boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits. See Section 10.4 for further explanation of setbacks and yards.

From B Street South ROW:	3 ft. min	No maximum
All other Lot Lines:	0 ft. min	10 ft. max.

ALLOWABLE BUILDING HEIGHT: 2-4 stories. See Table 10-2.

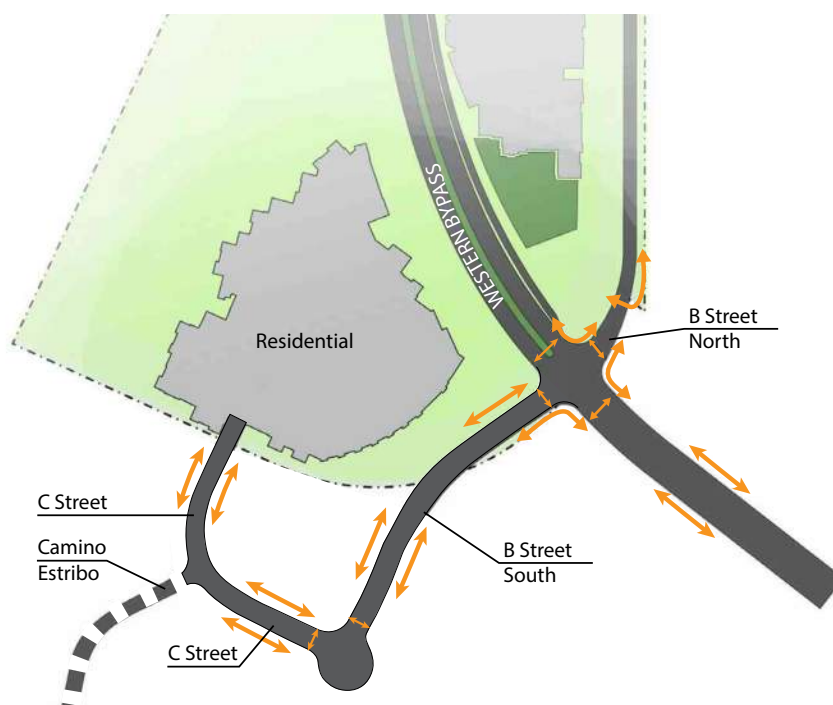


Figure 3-31 Pedestrian Circulation – Village G

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. There shall be no driveways to private garages on B Street South.
2. Shared driveways are encouraged wherever possible.
3. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
4. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.

PARKING STANDARDS:

1. Parallel parking may be provided on one side only of secondary streets.
2. On-street parking is primarily for visitors, guests and overflow parking at night.
3. Required off-street parking shall comply with Section 10.7 and Table 10-3 and will predominantly be provided in private and shared garages.
4. Additional parking shall be located within the developable area. See Sections 9 and 10.7 for standards.
5. Residential parking lots shall not be visible from surrounding open space, from the Civic Site, or from B Street South or the Western Bypass.

APPLICABLE PROJECT STANDARDS:

Table 3-1 Land Use Zones and Development Intensity

4 Circulation Plan

5 Grading Plan

6 Infrastructure and Utilities Plan

8 Open Space and Recreation Plan

9 Design Guidelines

10 Development Standards

GRADING STANDARDS:

Village G slopes down from west to east, with slope banks on either side. There is also a steep slope bank on the north side down to the Western Bypass. Buildings should be used to negotiate grade changes as much as possible. This can be accomplished by placing rear garages at different levels from street entries, sloping interstitial landscape areas and terracing private patios. See Section 9.7 for standards regarding slopes and retaining walls.

OPEN SPACE:

See Section 8 for an explanation of public, common and private open space.

The primary public open space is the Village G Park, an approximately 0.35-acre park to be installed with the development of the village. The requirements for this park are prescribed in Table 8-2.

Common open space is required for each sub-development in addition to the public park. Common open space is typically a shared amenity for the residents of that development and may be secured if necessary. Requirements are factored by building type and dwelling unit quantity, as defined in Section 10. Smaller common spaces between building groups, over parking structures and at motor courts are encouraged.

Private open space requirements per dwelling unit are defined by building type in Section 10.

Example of Open Space Development in Village G:

Example assumes 40 detached and 40 multiplex residences are constructed, for a total of 80 dwelling units.

Common Open Space:

Per Table 10-4, common open space is required at the following ratios:

40 detached units	x 80 sf/du	= 3,200 sf of common open space
40 multiplex units	x 60 sf/du	= <u>2,400 sf of common open space</u>
		= 5,600 sf of common open space

This can be one large common open space shared by both the detached and multiplex residents or separate spaces. Per Table 8-2, there is no public open space open space requirement for Village G. Therefore, the common open space and private open space calculated according to the quantity and type of dwelling units will fulfill the full open space requirement for Village G. This could be a pool and deck area, with access limited to residents of Village G, a central green or a series of linked playgrounds and smaller spaces.

Private Open Space:

May be accomplished with balconies, terraces or yards attached to each dwelling.

Per Table 10-4, private open space is required at the following ratios:

40 detached unit	x 100% = 40 of the units require 100 sf min. of private open space
40 multiplex units	x 100% = 40 of the units require 100 sf min. of private open space

LANDSCAPE PALETTE:

See Appendix A. Selections for park trees and accent plants should express the unique identity of Village G. See Section 10.6 for Landscape Standards.

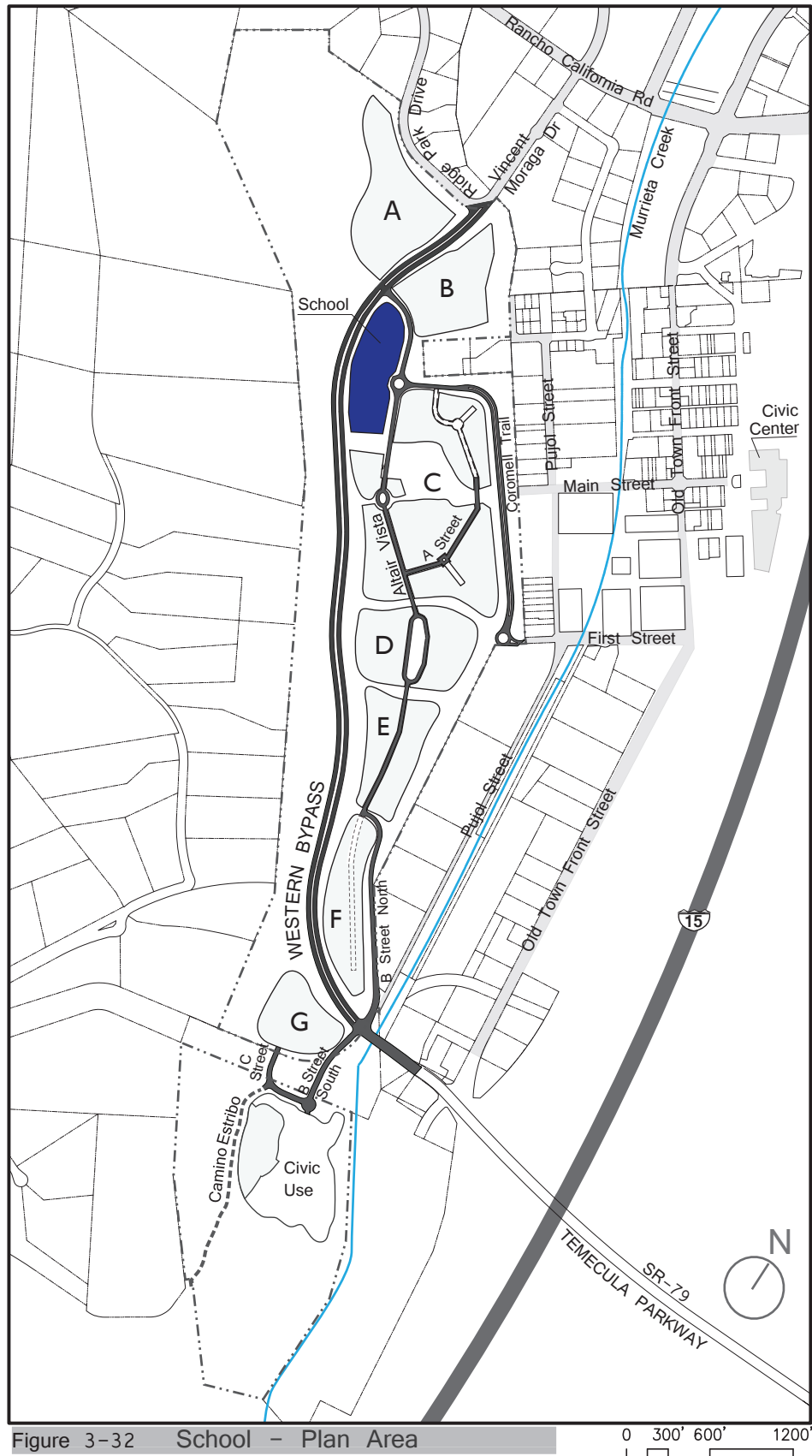


Figure 3-32 School - Plan Area

3.12 School Site

Land of approximately 7 acres will be dedicated to the Temecula Valley Unified School District for a new elementary school to serve Altair and adjacent neighborhoods. The designated site for this school is at the north end of Altair Vista where it connects to the Western Bypass, south of Village B. This location is ideal for a school, as it allows convenient pick-up and drop-off from Rancho California Road and the Bypass with minimal disruption to the Altair neighborhood. It is anticipated that a percentage of the students will commute to this school from east of I-15 via Rancho California Road. Any alternate location south of the designated site would route this traffic through Altair, creating gridlock and compromising the walkable nature of the community. Any location further north would lose connection with the neighborhoods of Altair. The designated site also has excellent views and places the school at an elevation where it can be seen as a prominent and recognizable edifice in the community.

If the School District elects not to receive the land, the land may be developed with residential uses. Allowable residential density for the school site will be transferred from other villages, so that the total dwelling units for the entire Altair Specific Plan area shall not exceed the limits of Table 3-1. Access points to this parcel shall be similar to Figures 3-31 and 3-32, regardless of use.

BOUNDARIES: Western Bypass to the west; Altair Vista to the east and north; Community Center to the south.



FRANCIS PARKER SCHOOL IN SAN DIEGO, CA

SIZE: Approximately 7 net acres. Pad size may vary through implementation of retaining walls and/ or stepped foundation systems.

ACCESS: Altair Vista. Routing of bus and vehicular traffic will be further refined in cooperation with the School District.

STUDENT BODY: 600-730 students in grades K-6.

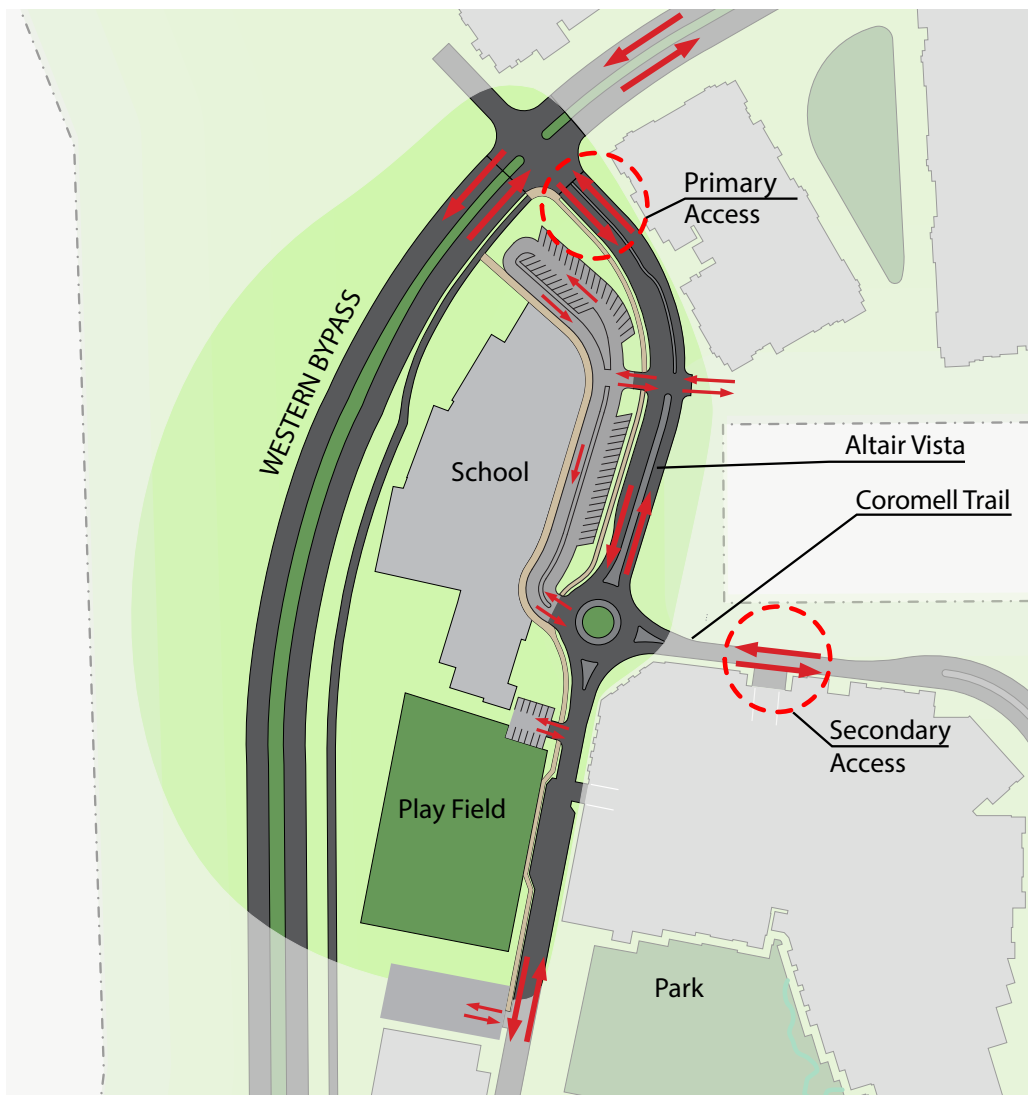


Figure 3-33 Vehicular Access - School

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

BUILDING TYPE: The style and scale of the building shall complement surrounding neighborhoods, but shall distinguish itself as an important civic institution.

If the School District elects not to receive this land, then allowable building types include:

- Detached Housing
- Multiplex
- Rowhouses
- Live / Work
- Micro Units
- Multifamily Walk-Up
- Multifamily Podium
- Mixed Use



Figure 3-34 Pedestrian Circulation – School

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

BUILDING FRONTAGE:

Buildings should front on Altair Vista. Additional frontages may be provided along internal circulation routes, quads, or courts. See Figure 9-2.

BUILDING SETBACK:

From Altair Vista ROW:	5 ft. min	No maximum
From Western Bypass ROW:	10 ft. min	No maximum

ALLOWABLE BUILDING HEIGHT: 1-2 stories for school; 4 stories if residential. See Table 10-2.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. There shall be no driveways to private garages on Altair Vista. Only driveways to secondary streets are allowed.
2. Shared driveways are encouraged wherever possible.
3. Driveways on the same side of a street shall be separated by 50 feet to centerline, except at rowhomes.
4. Driveways at rowhomes should be paired to allow more landscaped area between driveway pairs.

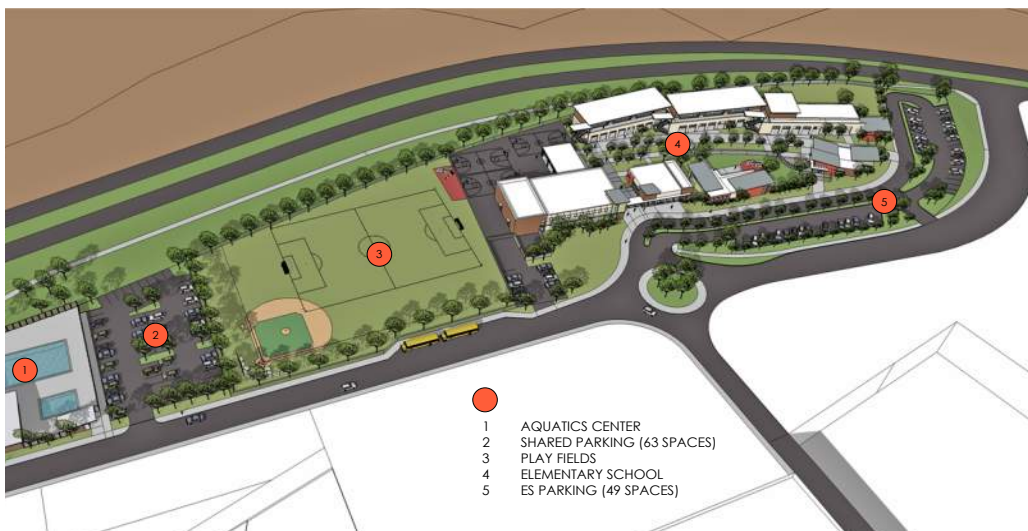


Figure 3-35 Conceptual Site Plan – School

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN AND PROGRAM MAY VARY.

PARKING STANDARDS:

1. Parking shall be provided on site for faculty and visitors, based on the anticipated student body for the size of school that is ultimately built. See section 10.7
2. Overflow parking for special events will be shared with parking for the community swimming pool / recreation center.
3. If residential uses are developed on the site, in the event that the School District elects not to receive the site, parking shall be provided as required in Table 10-3 for the appropriate dwelling types and quantities.

APPLICABLE PROJECT STANDARDS:

- Table 3-1 Land Use Zones and Development Intensity
- 4 Circulation Plan
- 5 Grading Plan
- 6 Infrastructure and Utilities Plan
- 8 Open Space and Recreation Plan
- 9 Design Guidelines
- 10 Development Standards

GRADING STANDARDS:

The school site slopes down from west to east, with slope banks on either side. See Section 9.7 for standards regarding slopes and retaining walls.

COMMON OPEN SPACE:

A playfield will be provided at the school site. This field will be a shared facility with the Altair community and open to the general public when school is not in session.

The play field will remain even if the School District elects not to receive the site and it is developed as residential use. In this case, the field will be maintained by the Master HOA.

PRIVATE OPEN SPACE:

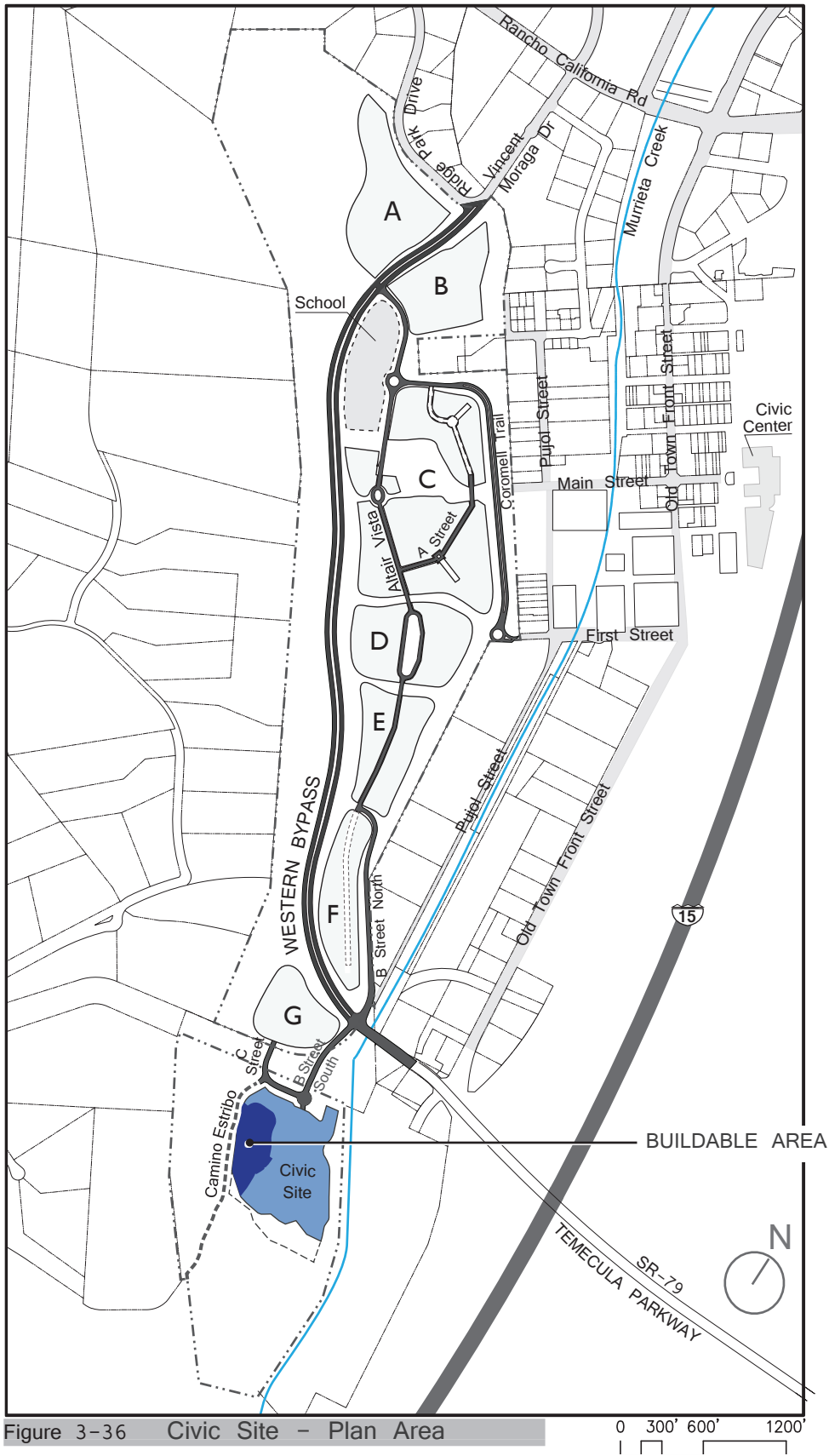
Not applicable for school use.

If the site is developed as residential use, then common and private open space must be provided as required in Section 10 for the appropriate housing type.

LANDSCAPE PALETTE:

See "School" section under Appendix A Plant List and Section 10.6.8 School.

See "Villages" section under Appendix A plant list if residential units are developed. See Section 10.6 for Landscape Standards.



3.13 Civic Site

The southernmost parcel at Altair will be reserved for a nature center that will benefit the public through recreation, tourism and education related to the culture, natural environment and sustainability of the region. A significant portion of the site will be natural open space. The site is strategically located near existing and proposed trails, near the confluence of Temecula Creek and Murrieta Creek, forming the Santa Margarita River, and within the Pechanga Origin Area. The nature center's hours will be limited to dawn until two hours after dusk.

BOUNDARIES: Camino Estribo and open space to the west; C Street and storm water easement (open space) to the north; Murrieta Creek to the east and south.

SIZE: Approximately 55 total gross acres and 16 net acres. Pad size of 3.6 acres may vary through implementation of retaining walls and/ or stepped foundation systems.

ACCESS: B Street South from the Western Bypass and I-15; C Street from Village G.

MAXIMUM SIZE:

20,000 s.f. max. in one or more buildings

Site development to include surface parking, outdoor terraces, trails and other landscape features as needed to support the institution's program.

BUILDING TYPE: Civic Building

The scale, materials and style of the buildings should be appropriate for a public facility and should be an asset to the community. The buildings must also be sensitive to the adjacent natural open space and the Temeku Village site to the south. Building design is discussed further in Section 10.20. Final siting, design and location of the Nature Center will be developed pursuant to MSHCP guidelines.



MISSION TRAILS REGIONAL PARK, SAN DIEGO, CALIFORNIA



BUILDING FRONTAGE:

A clear entry shall be provided at the termination of B Street South. Procession and circulation for both vehicles and pedestrians shall be carefully designed to avoid conflicts and celebrate arrival. Development on this site shall focus on shared open space and places for outdoor gathering. The building and common spaces should take advantage of the impressive vistas from this site. See Figure 9-2.

BUILDING SETBACK:

Setbacks are required only at the designated streets and at south parcel boundary. There are no setback requirements at interior lot lines, streets or alleys within the overall boundary.

At Camino Estribo and C Street: 10 ft. min No maximum

ALLOWABLE BUILDING HEIGHT: Up to 2 stories. See Table 10-2.

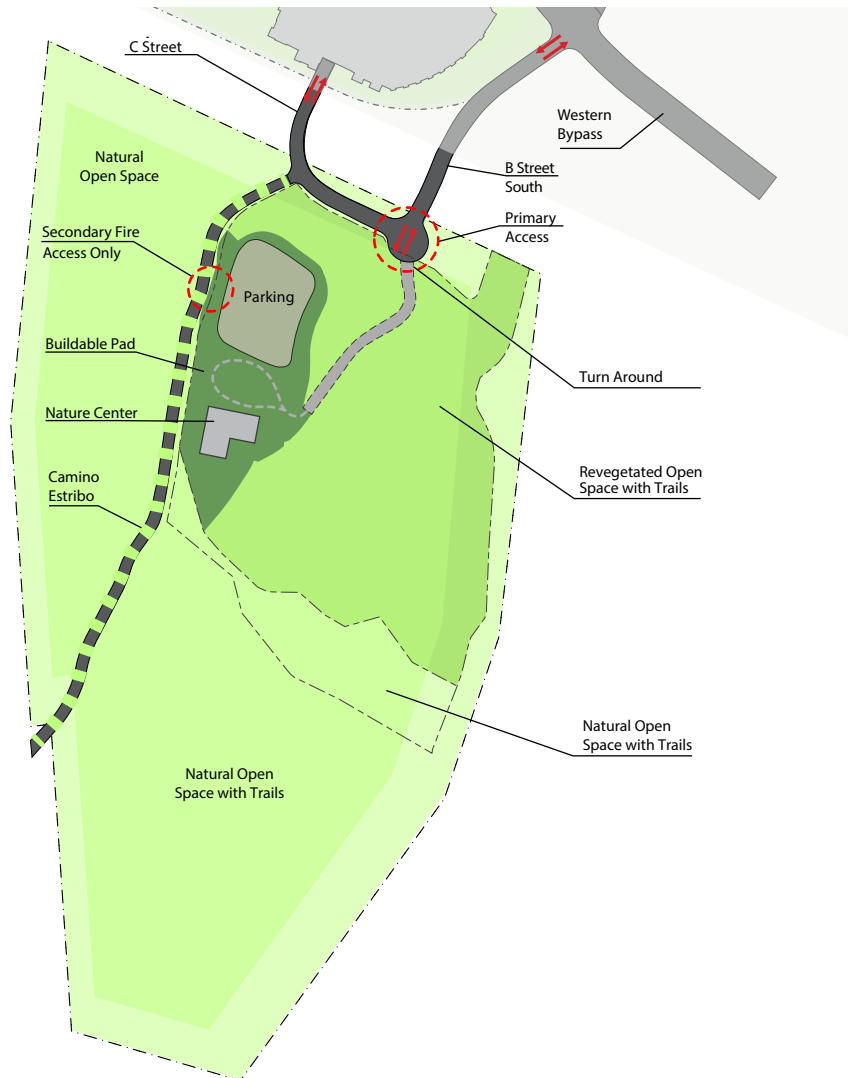


Figure 3-37 Vehicular Access – Civic Site

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

DRIVEWAY AND SECONDARY STREET STANDARDS:

1. There shall be one primary driveway entry onto B Street South.
2. A secondary driveway will be provided on Camino Estribo for emergency fire access only.
3. Camino Estribo will remain a natural surface road.

PARKING STANDARDS:

1. Approximately 120 parking spaces will be provided for the nature center use. Surface parking will comply with City of Temecula standards for parking dimensions, landscaping and screening.
2. Paving shall have a low impact on water quality per the model WQMP. A permeable surface is preferred.

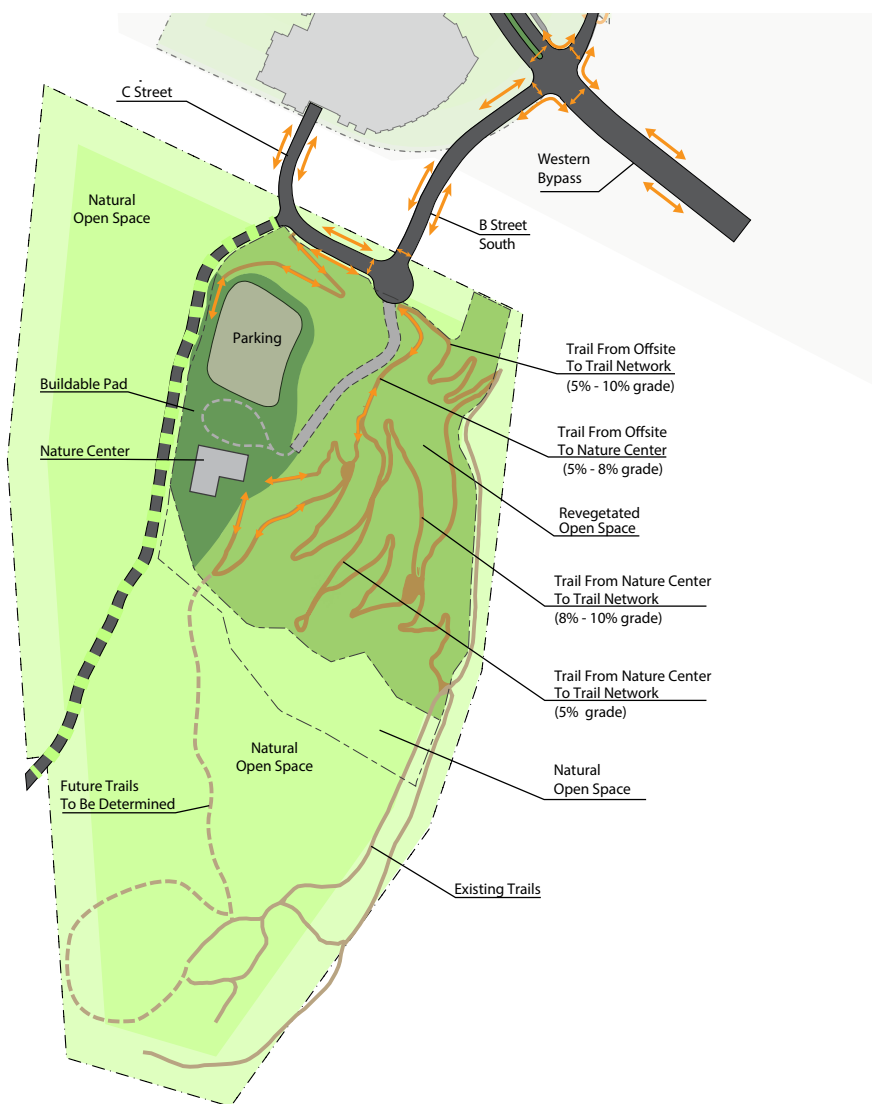


Figure 3-38 Pedestrian Circulation – Civic Site

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

APPLICABLE PROJECT STANDARDS:

- Table 3-1 Land Use Zones and Development Intensity
- 4 Circulation Plan
- 5 Grading Plan
- 6 Infrastructure and Utilities Plan
- 8 Open Space and Recreation Plan
- 9 Design Guidelines
- 10 Development Standards

**GRADING STANDARDS:**

The site slopes down from west to the east and south, with slope banks on three sides. Site grading for the building pad and trails shall result in undulating slopes that appear natural and mimic existing surrounding topography. See Section 9.7 for standards regarding slopes and retaining walls.

TRAIL DEVELOPMENT:

1. Trails will be 8'-10' wide and of a natural, pervious surface.
2. Trail layout will use siting guidance in the Western Riverside County Multiple Species Conservation Plan (MSHCP).
3. The City will work with the Pechanga tribe on the routing of trails to avoid significant cultural artifacts.
4. Existing trails will be utilized wherever possible.
5. Portions of existing trails may be eliminated through revegetation to provide a more specific trail alignment, and to protect sensitive habitat or cultural resources.
6. Proposed trails will begin and end at the Nature Center, providing a loop or out-and-back route.

COMMON OPEN SPACE:

Most of the south parcel will be left as natural open space. An existing stand of native oak trees at the west side of the parcel will be maintained. The south portion of the parcel will also be maintained as an open space buffer between new development and the historic Temecu Village site to the south.

PRIVATE OPEN SPACE:

N/A

LANDSCAPE PALETTE:

See "Civic / Community" section under Appendix A Plant List and Section 10.6.10. See Section 10.6 for Landscape Standards.

CONSERVATION AND MITIGATION MEASURES:

The Environmental Impact Report for Altair describes mitigation measures that, while applicable to the entire site, are particularly relevant to the conservation open space in the south and west portions of the south parcel and the goal of encouraging wildlife movement through this tract.

Noted measures include:

- Control Zones for exterior lighting;
- Shielded exterior light fixtures that avoid light spillage or uplighting;
- Limit hours of operation to the period from dawn to 2 hours after dusk;
- Installation of a Wildlife Fence as shown in Figure 8-1 and described in Section 8.1.
- Construction period best practices to minimize noise, erosion and other disturbances;
- The portion of Camino Estribo west of the development area will remain unpaved to minimize vehicular speeds.

4 CIRCULATION PLAN

Transportation corridors and facilities are major components of the nation's landscape and public realm including the Altair Community and City of Temecula. The alignment, scale, and character of our thoroughfares play an integral role in determining urban form, development patterns, and a sense of place. The American Society of Landscape Architects supports the design, construction, and management of streets and highways that enhance interconnected transportation options, particularly for pedestrians, bicyclists, transit riders, and people with disabilities. All multi-modal transportation systems should be safe, efficient, convenient, and beautiful.

Communities with "complete streets" encourage alternative transportation uses including provision of safe sidewalks and bicycle lanes enhanced with appropriate roadside plantings. Multi-modal streets provide mobility to people of all ages and abilities. Safe routes to schools are critical and encourage physical exercise. Streets should be community assets, compatible with built and natural environments, and reflect the balanced needs of the community and transportation networks.

Altair embraces the concept of "complete streets". Narrow travel lanes and roundabouts calm traffic while improving traffic flow. "Sharrows" (shared bike lane symbols) as well as separate Class 1 bikeways provide multiple opportunities for bicycling. A network of large sidewalks, key walkways and separate hiking trails provide safe opportunities for walking, jogging, and rollerblading. Integrated "green infrastructure" and substantial landscape treatments will also help define the streets as sustainable community assets.

The plan for Altair intends to return neighborhood streets to their historical function as social spaces and to free non-motorists from the defensive zones necessitated by high-speed automobile traffic.

The circulation plan for Altair overlaps vehicular, pedestrian and bicycle systems to provide transportation choices and promote a safe and healthy lifestyle. While this plan recognizes the necessity to accommodate automobiles, the main focus is on human-powered circulation. Pedestrian and cycling routes due not merely parallel car lanes. In many instances, they are completely separate from vehicular streets. Several of the most prominent routes - the Main Street axis, the Promenade - are pedestrian only.

Individual development projects within the villages of Altair are an important part of this pedestrian and bicycle system. It is vital to the success of the circulation plan that the final design of these sub-developments include internal pedestrian and cycling routes that connect to the community-wide system of walkways, trails and bikeways.

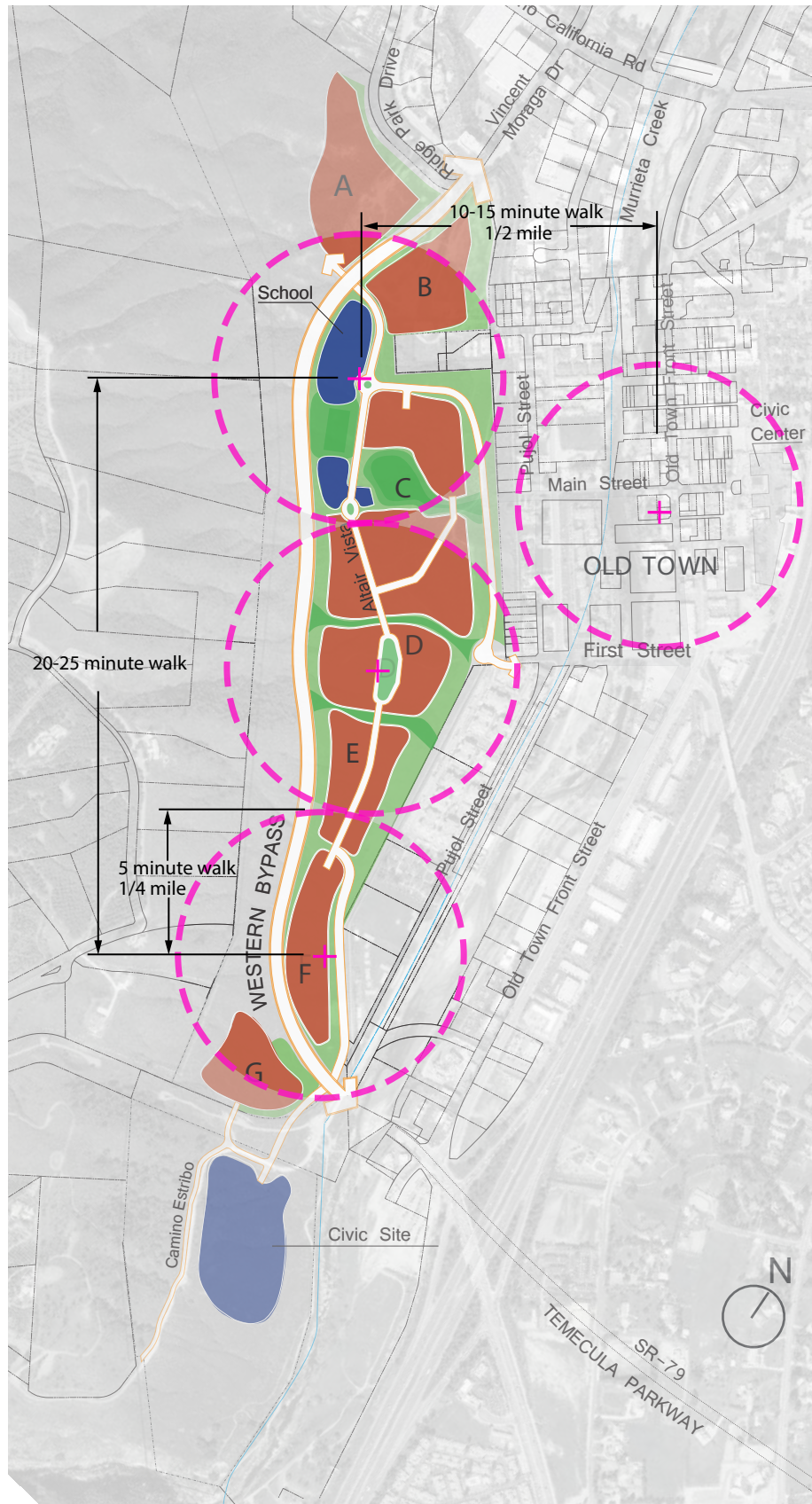


Figure 4-1 5 Minute Walk

4.1 Pedestrian Walkways, Trails and Bikeways

The pedestrian and cycling network is interwoven through all of the villages and active open spaces at Altair and connects to adjacent communities. Village nodes are within a 5-minute walk of the next village and the majority of the developed area can be traversed north to south in about 30 minutes. See FIGURE 4-1. It is hoped that residents and visitors alike will walk these neighborhoods as much for pleasure as for convenience.

4.1.1 Temecula Multi-Use Trails and Bikeways Master Plan

The Temecula Multi-Use Trails and Bikeways Master Plan was developed in response to a 1991 survey of Temecula residents that identified the need for a trail system that would:

- Access key destinations within the City and region
- Serve as both recreation and transportation routes
- Connect neighborhoods to parks, schools employment and commercial areas
- Form loops that follow creeks and utility easements wherever feasible



The Plan developed the following goals for the trail system:

“An interconnected system of pathways and bike routes is needed to support a variety of recreational uses and non-motorized transportation requirements for Temecula residents.

This system should be community-wide and should connect a variety of community and regional destinations (such as schools, parks and other areas of interest) and should utilize open space corridors, flood control channels, utility easements, publicly owned lands and roadways most appropriate for non-motorized uses.

Trails and bike routes should be provided to improve the quality of life for residents of Temecula, offer transportation alternatives, accommodate recreational enjoyment and increase the value and connectiveness (sic) of the community.”

A trail system is provided in the Altair Plan to provide a non-motorized circulation network, separate from the vehicular system, linking villages with each other and with parks and community amenities. This will serve predominantly pedestrians and bicyclists at slow speeds. The trail system will also link to Old Town and will be accessible by non-residents. Trail and bikeway types identified in this plan are consistent with Types M1, B1 and B3 described in the Trails Master Plan.



4.1.2 Circulation Plan – Pedestrian/ Bicycle

Altair is designed as a Walkable Community. There are numerous factors that contribute to a community's walkability besides a strong pedestrian and bicycle circulation network.

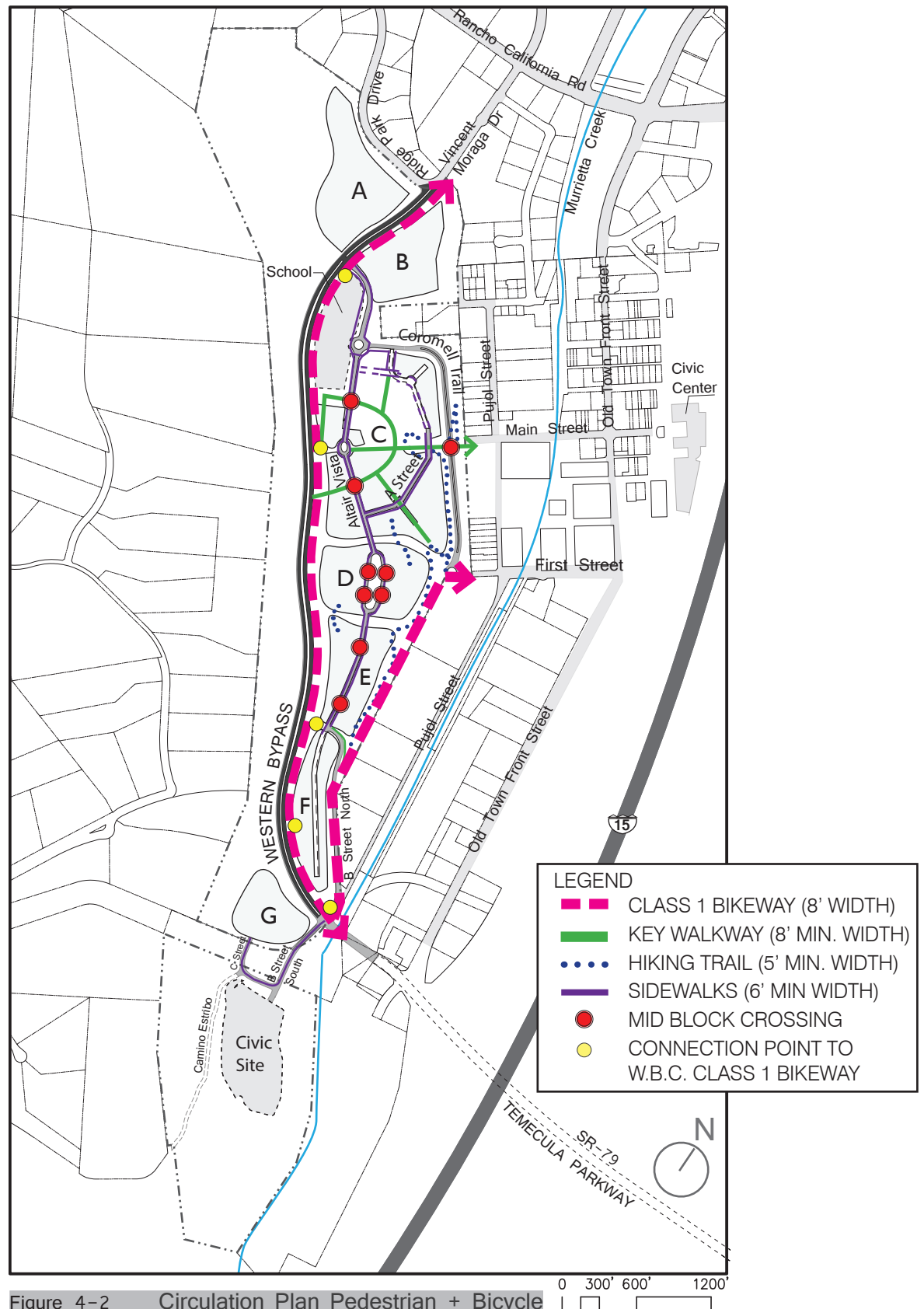
Walkable.org a national leader in defining walkable communities has developed a "Healthy Development Checklist".

Altair utilizes the following principles from that checklist to enhance walkability:

- The project promotes interaction between neighbors through parks, street front standards that encourage public / private transition spaces such as porches, etc.
- The project is adjacent to Old Town Temecula and includes several strong pedestrian and roadway linkages.
- There is a diversity of housing densities and potential diversity of income levels.
- Nonresidential land uses such as parks, civic and school facilities are fully integrated with the residential land uses.
- Land use is configured around walkable block sizes. Street patterns and block sizes are discussed further in Section 9.13.
- Neighborhoods are permeable. There are no gated communities or other barriers to pedestrian connectivity.
- Where closed motor courts or dead-end streets are unavoidable, a walkway or bike path shall be provided to connect through to the overall circulation network.
- Homes are properly oriented towards streets and plazas and will have windows watching over parks, streets and trails.
- Architecture will be attractive and supportive of life on the streets, parks and the school.
- Public buildings, parks and common destinations are properly placed to maximize the number of people that can walk to them.
- The majority of people can walk safely and comfortably to the elementary school.
- There are no large off-street parking lots along the street network.
- The project provides mobility options for those who cannot drive.
- The project has a well-connected sidewalk and trail system that leads to local destinations.

- Street sidewalks are generous at 6' minimum width.
- Some sidewalks are at 7' width to allow small children to more safely bike on the sidewalk rather than in the street.
- Sidewalks are typically separated from curbs with parkways along the main arterials.
- All street corners will have accessibility ramps.
- Parkway offer street trees for shade and visual comfort.
- Curb extensions prevent motorists from parking too close to corners.
- The project connects to a larger trail system for walking and biking.
- Decorative, pedestrian height street lights will be provided.
- Buildings will address the street (front doors).
- Visibility at intersections will be adequate for pedestrian safety.
- Speed limit on local streets will be 25mph or below.
- Project will contain design elements to calm traffic such as narrow lanes, roundabouts, special pavement in key areas, and raised pedestrian street crossings.
- Street sidewalk gradients are typically below 5% slope to accommodate people with disabilities.
- Key walkways and sidewalks have high transparency (surveillance ability).
- The school, parks and other destinations will have adequate and secure bicycle parking.
- The majority of people can walk safely and comfortably in five minutes to a public gathering place such as park, plaza or community center.

The Circulation Plan - Pedestrian/ Bicycle, FIGURE 4-2 (FACING PAGE), notes the locations of the four different levels of pedestrian circulation. Along the Western Bypass and on the south east edge of the community runs an 8 foot wide Class 1 Bike Way. Throughout the site run various 5 foot wide hiking trails and 8 foot wide key pedestrian walkways. Along the interior streets are 6-foot minimum wide sidewalks (7' wide typical along Altair Vista) for ease of pedestrian circulation. This network satisfies a diverse set of needs, from the person who wants a direct and convenient walk to a certain destination, to the family enjoying a short walk with a stroller or small children, or a weekend athlete running a large loop.



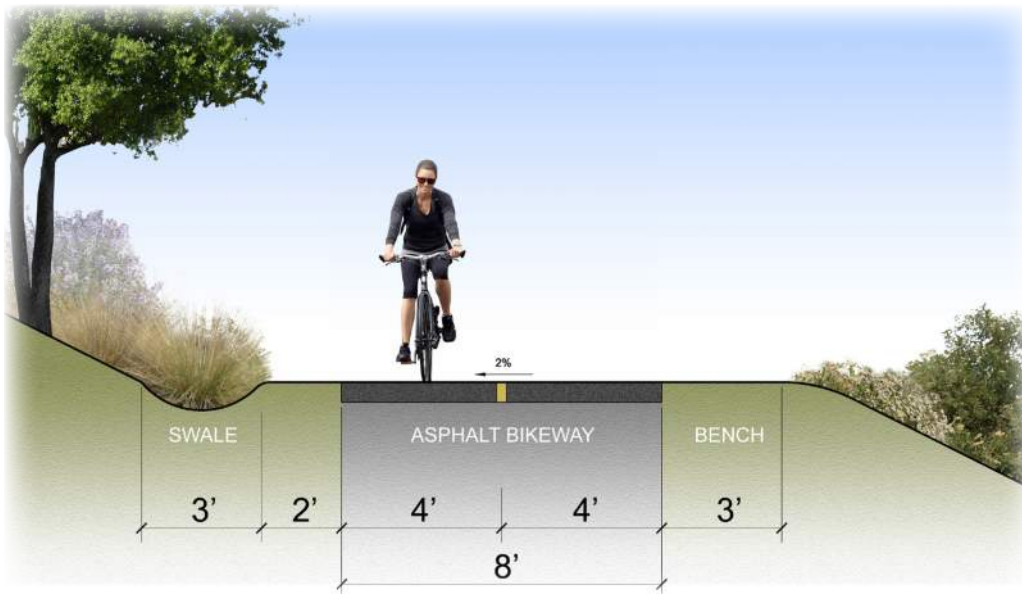


Figure 4-3 Class I Bikeway Section

4.1.2.1 Class 1 Bikeways

A Class 1 Bikeway, FIGURE 4-3, will span the entire length of the community following the Western Bypass. At the southeast end of the Western Bypass the class 1 bikeway will also turn back north to connect with First Street. The bikeway is an 8' wide asphalt path with two 4' wide lanes, one for either direction of travel. There is a 2 foot clear zone shoulder on the outside of each lane. The uphill side will also incorporate a 3' vegetated swale (or cobble swale over concrete). Guidelines for a class 1 bike way require a 2% to 5% sustained gradient (and maximum of 12.5% gradient for 10' with landings - railings not required). Typical cross slope shall be 2%. Gaps on surface shall not to exceed ½". Clearances shall be 10' vertical and 2' horizontal.

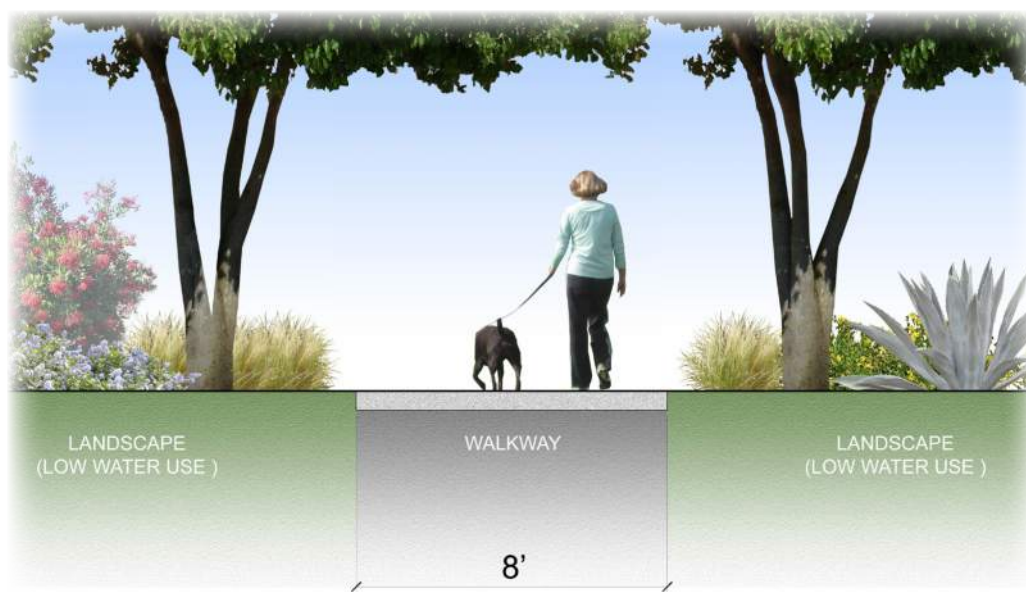


Figure 4-4 Key Walkway Section

4.1.2.2 Key Walkways

The key pedestrian walkways, FIGURE 4-4, can be found in the core of the community connecting the different villages and open spaces. These walkways provide a pedestrian network allowing users to move about the community while staying away from the main vehicular circulation. All key pedestrian walkways are 8 foot wide minimum.

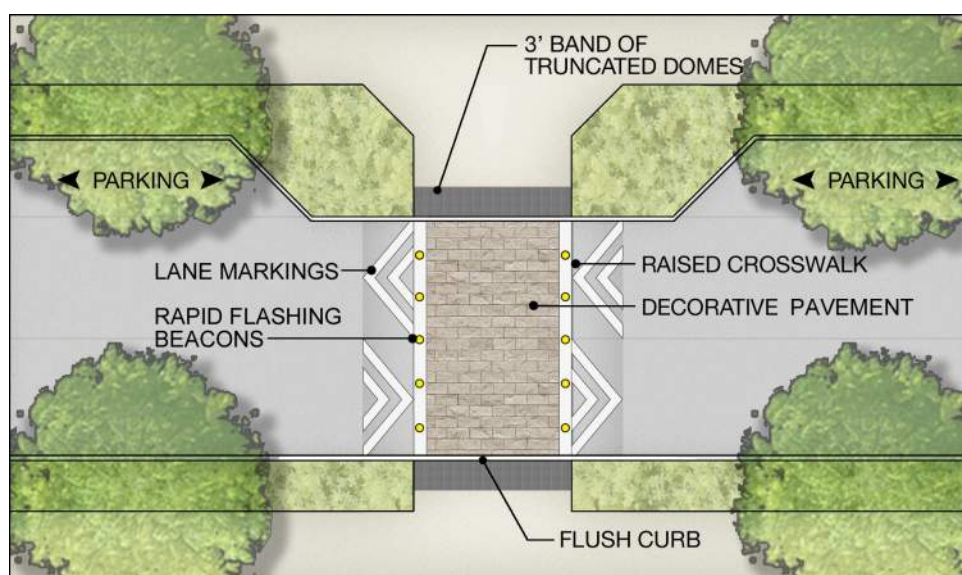


Figure 4-5 Plan at Mid-Block Crossing

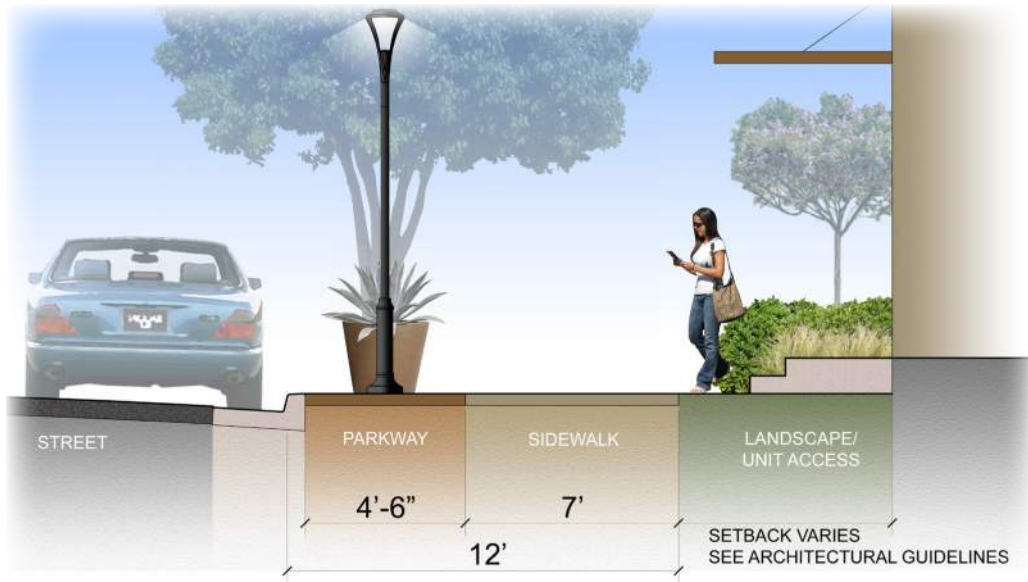


Figure 4-6 Typical Village Sidewalk Section

4.1.2.3 Sidewalks and Mews

Sidewalks, FIGURE 4-6, will be located on each side of Altair Vista connecting the different villages and parks, and on A Street. Sidewalks shall be a minimum of 6' wide (7' wide along portions of Altair Vista, to allow small children to ride on the sidewalk). (See Vehicular Circulation section for street-specific sidewalk configurations.)

There are no requirements for separate sidewalks at alleys, motor courts and streets that are internal to lots at Altair, unless the streets frame parks or are designated to have sidewalks in other sections of this Plan. These are shared streets, or mews, where pedestrians and cyclists have priority over automobiles and where speeds are limited to a walking pace. Mews feature enhanced paving across the entire surface and no curbs. See Section 4.2.3 and the description for Alley Street Type for a further explanation of how motorized and non-motorized traffic co-exist on internal streets.

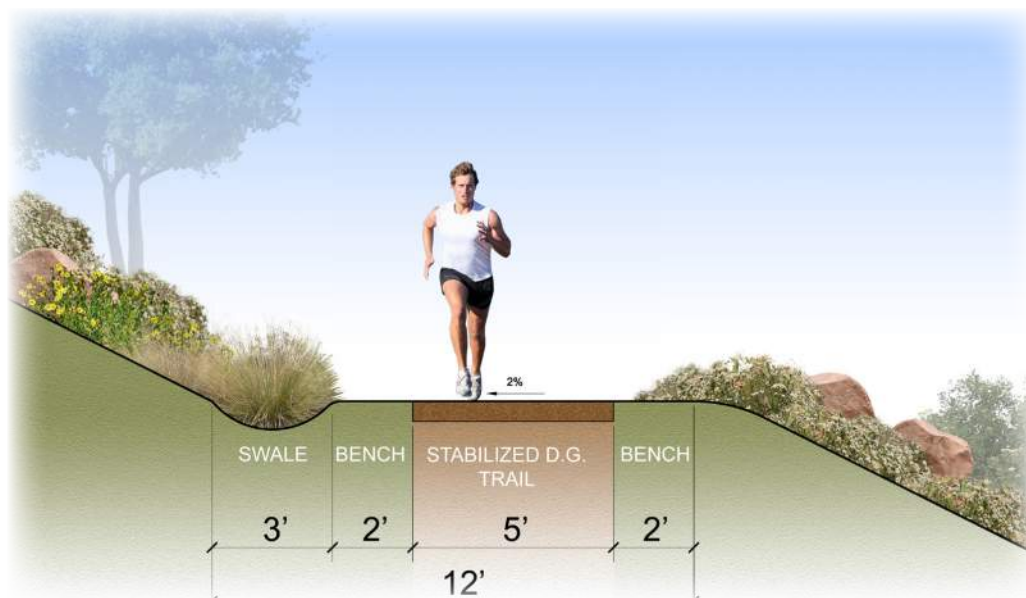


Figure 4-7 Hiking Trail Section

4.1.2.4 Hiking Trails

The main hiking trail, FIGURE 4-7, runs along the eastern slope of the community connecting many points of interest. Starting at the school site to the north and running along the 1st Street extension road into the main park, it splits to continue down to 1st Street and switches back to connect to Main Street. While the main portion of the trail continues along the eastern slope, other shorter segments of trails provide pedestrian connections to the different villages. The trail is 5' wide, stabilized, decomposed granite with a 2' wide bench on either side. The uphill side will have a 3' wide vegetated swale (or cobble swale over concrete.) Outdoor recreation access routes (ORAR) utilizes the following guidelines for trails and are adopted for Altair: 5% maximum for any distance (no rest interval required.) 5.1%-8.33% up to 200' maximum (rest interval required every 200'). 8.34%-10% up to 30' maximum (rest interval required every 30'). 10%-12% for 10' maximum (rest interval required every 10'). Rest intervals shall be 60" minimum length and same width as trail. Salvaged boulders from grading operations should be used along open space trails for visual interest and to create overlooks and rest areas.

4.1.3 Bike Routes

The circulation network recognizes that bicycling includes a wide range of cycling skills and speeds. A cyclist could be a commuter going to and from work, a small child just learning or someone out for a Saturday ride. The Temecula region is also home to an active road racing community always looking for new training routes. The Temecula Valley Century charity ride has historically gone by the Altair site. The annual Tour de Murrieta incorporates the ridgeline portion of Rancho California Road. In 2013, the Tour of California, an international professional cycling race, visited the area with the start and finish of Stage 1 in Escondido and Stage 2 beginning in Murrieta.

These various cycling levels require different bikeway types. Sidewalks along Altair Vista are widened to 7 feet to allow small children to ride on the sidewalk instead of the street. Two Class 1 Bikeways, one paralleling the Bypass and another connecting to First Street, can be used by leisurely riders and children and are wide enough for cyclists to pass pedestrians. In addition, all roads in the Altair community are to have either shared or dedicated bike lanes, except for the Western Bypass. Shared lanes are indicated with “sharrows” painted on the road to inform bicyclists and to alert motorists that the lane is to be shared. Ample bike racks throughout the community, especially at parks, recreation centers and the school further encourage cycling.



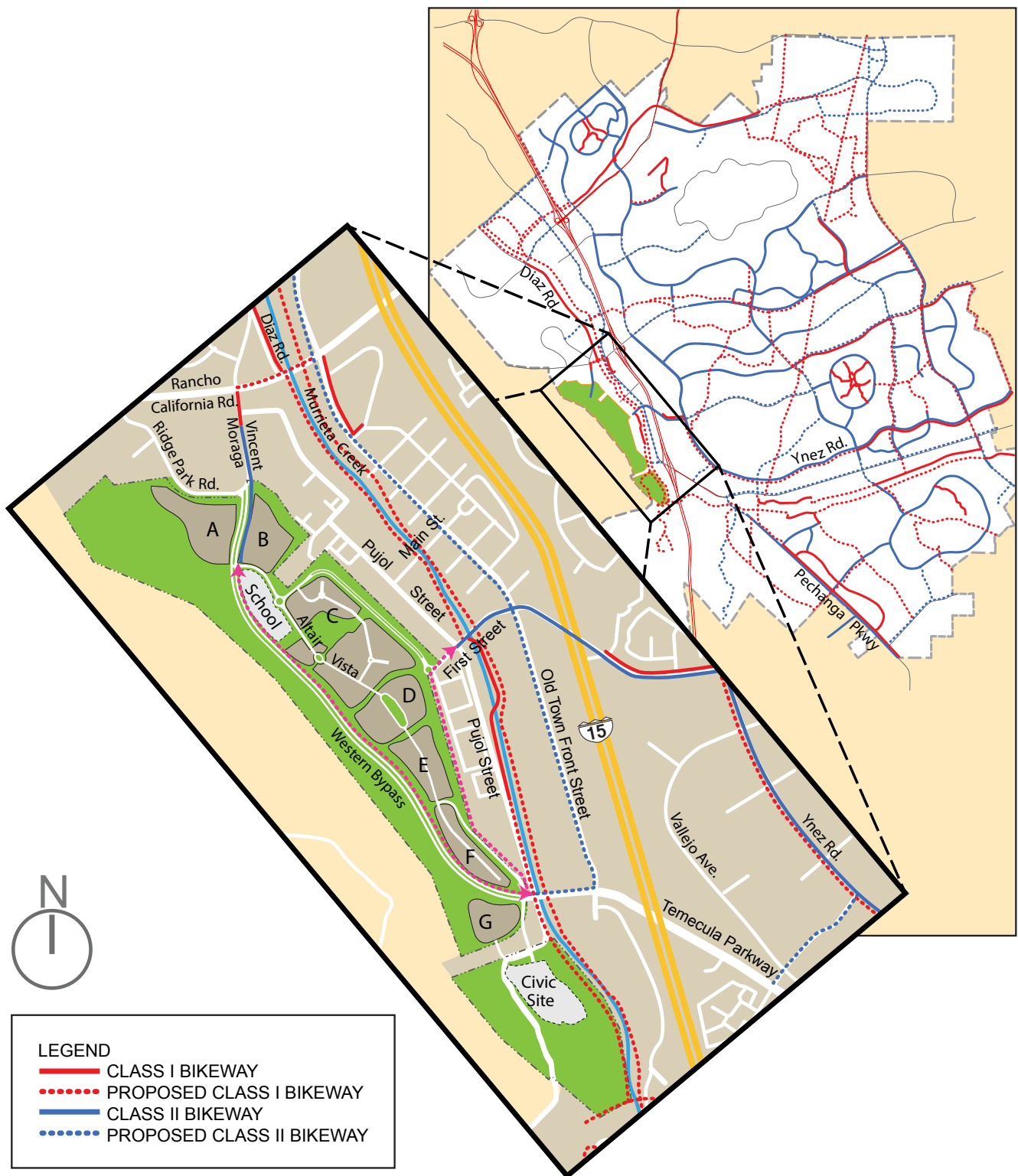
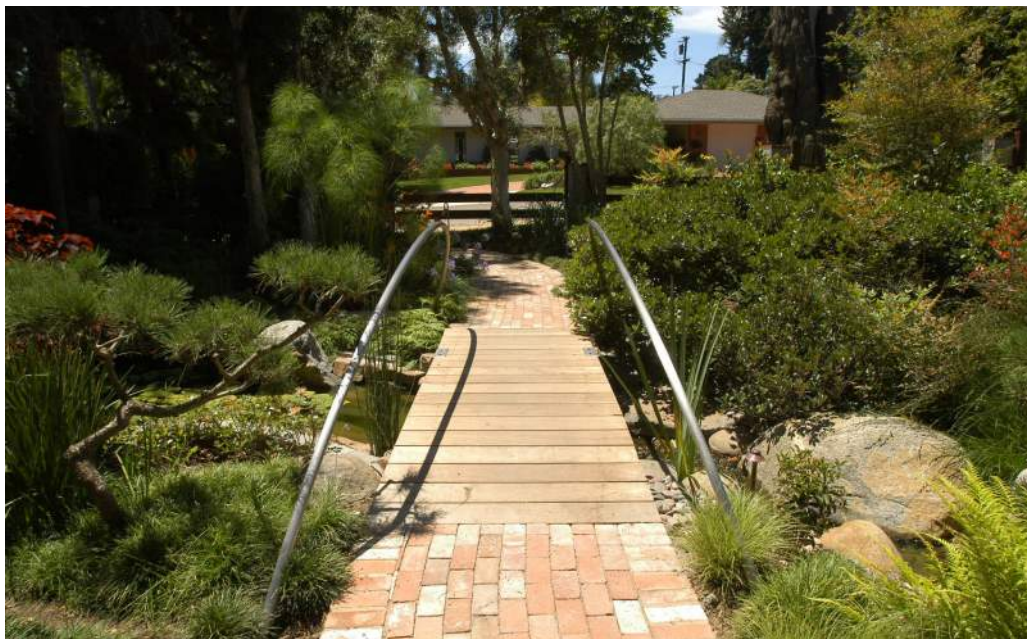


Figure 4-8 Bicycle Facilities: Existing and Proposed



4.1.4 Pedestrian Bridges

Pedestrian bridges will be utilized when necessary to connect trail segments over drainage draws. While the site may feature bridges of various scales, all pedestrian bridges will match the modern rustic motif of the Altair community.

4.1.5 Connection to Old Town

A significant element of the pedestrian circulation plan is the linkage to Old Town Temecula via Main Street. This connection serves as circulation, community gateway and public open space, and is formed by four major links along the axis with Main Street leading to the central park and plaza in Village C. There is a substantial grade change between the park and the west end of Main Street. Much of this grade is reconciled by the first link: a sloped and meandering, accessible path leading out of the park and under the monumental bridge to Coromell Trail. The next component crosses Coromell Trail with a raised crosswalk, median and flashing warning lights to ensure pedestrian safety and priority over vehicles, as shown in FIGURE 4-9.

East of Coromell Trail, a grand staircase welcomes visitors from Old Town. The stairs are complemented by an accessible path that stretches to either side of the staircase. This path will be enjoyed by all and is intended to be integral to the composition, not a tacked on necessity. The path slope will be gradual enough to avoid the requirement for railings that are visually confining. Both the stairs and path are broken up into manageable portions interspersed with shaded areas to sit and enjoy the view. Secondary stairs also connect the switchbacks periodically, so that a walker has the option to shorten their path. The design satisfies a variety of moods - a slow stroll along the full length of the path, with areas to stop and enjoy the scenery, a shorter amble along the path via intermediate steps, a direct route on the grand staircase, or merely sitting on one of the break-out landings of the stair to meet a friend or watch people pass by. The arrangement of curved steps, angular paths and segmented stone retaining walls creates a beautiful monumental entry to Altair and proclaims the importance of pedestrians to the community.



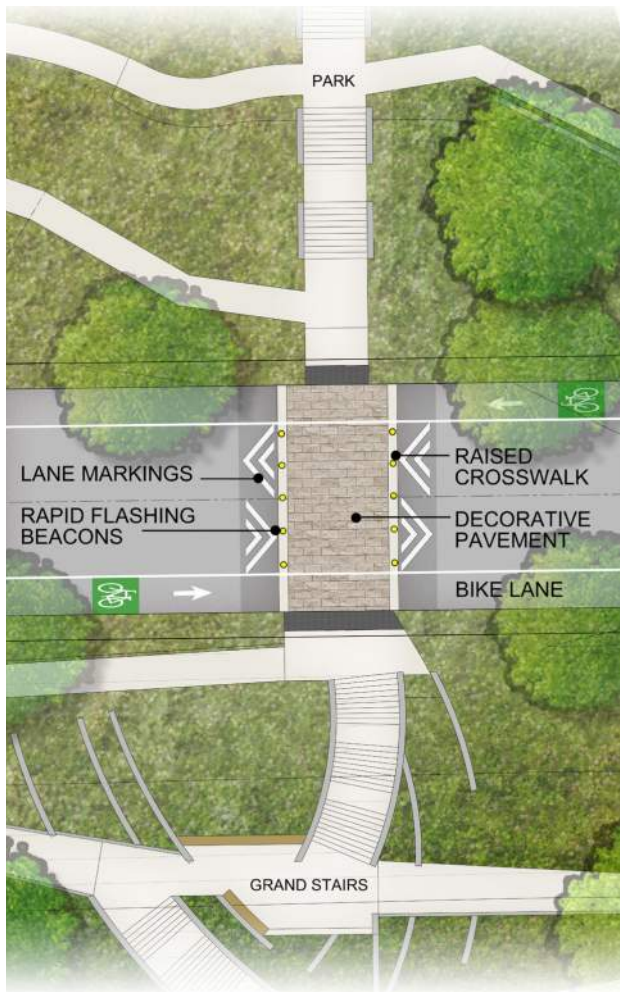
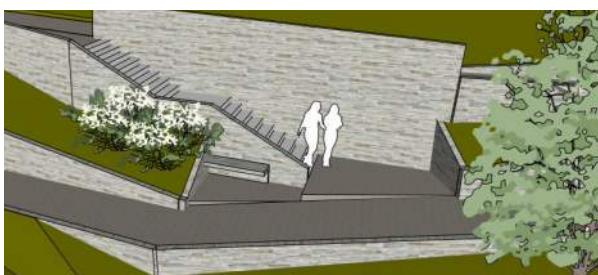


Figure 4-9 Crossing at Coromell Trail

The visual axis with Main Street is reinforced by the offset stair segments that lead the traveler off and then back onto the axis at critical junctures, such as view platforms and seating areas. These gathering spaces are embraced by the broad arcs of the stair flights. Ornamental landscaping in color blocks between retaining walls further enhances the scheme, evoking stepped gardens that one passes between. Final design of these elements should ensure safety, discourage vandalism and damage from skateboards and employ durable, classic materials.

The grand staircase is designed to be a focal public space to meet friends or relax - an event, rather than just a means of travel.





The fourth link is the off-site courtyard at the west end of Main Street. A concept for improvements to this now dead-end street is shown in FIGURE 4-10, but the final plans will come about through public dialogue and should be coordinated with the stair and path design to produce a cohesive space.

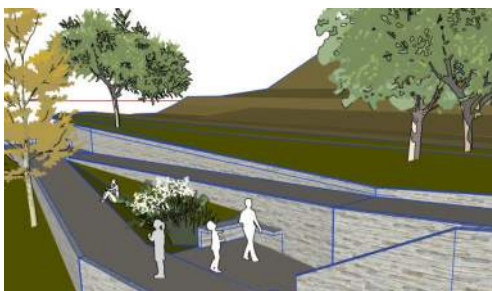


Figure 4-10 Conceptual Plan at Grand Stair

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

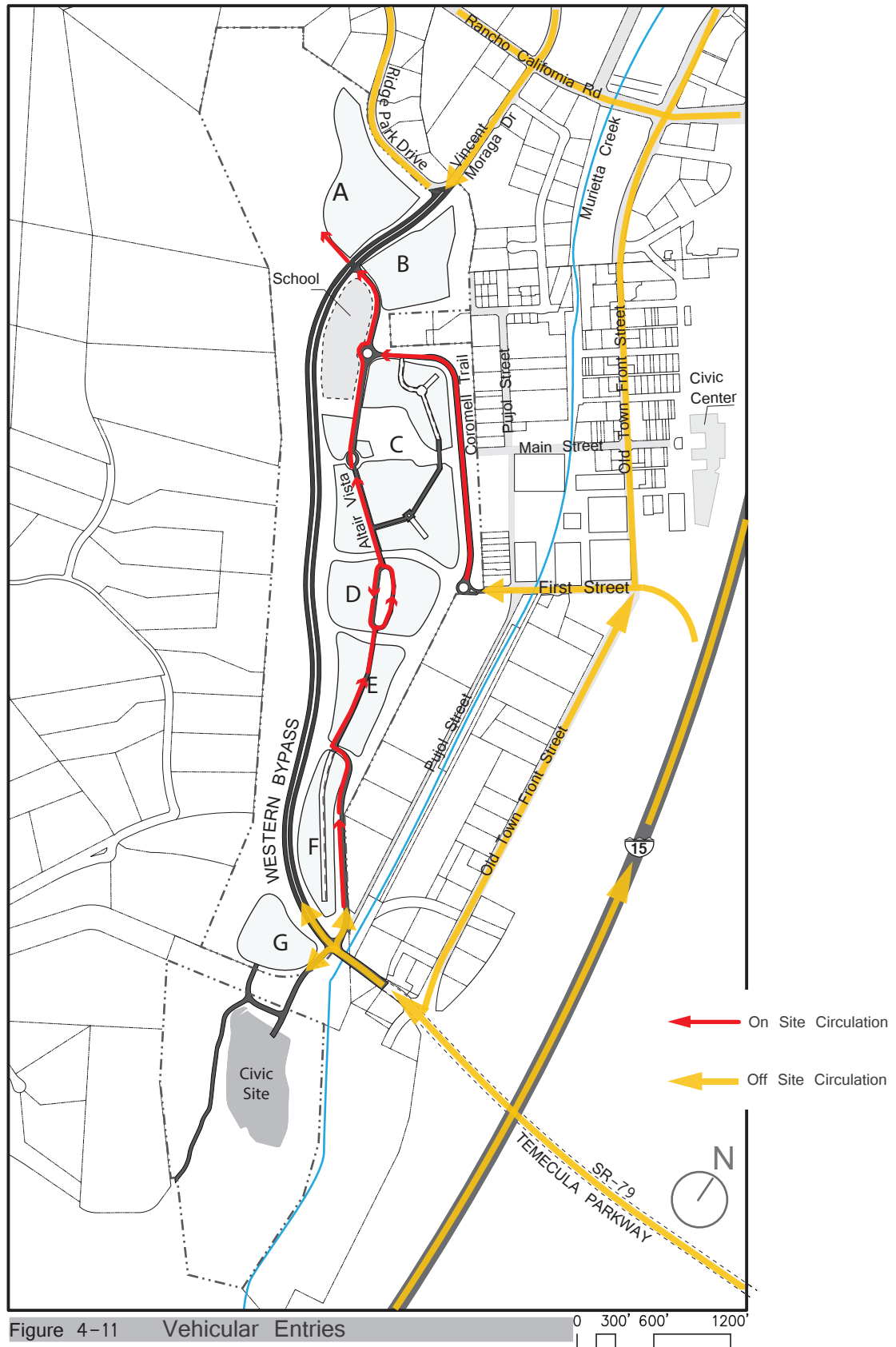


Figure 4-11 Vehicular Entries

4.2 Circulation Plan – Vehicular

The vehicular circulation system facilitates resident mobility; access to the school and to parks by non-residents; and through traffic on the Western Bypass. The circulation pattern is fairly simple and is guided by grading constraints and connections to the existing off-site network. FIGURE 4-11 depicts the vehicular entries of Altair. Main connections are at Vincent Moraga Drive on the north, First Street on the east, and Temecula Parkway (SR-79) to the south.

The Western Bypass makes the north and south connections and is the largest street section, but it does not provide internal circulation for the Altair community. The Western Bypass links Temecula Parkway to Rancho California Road. It is primarily a public benefit to allow through-traffic to bypass Old Town and relieve congestion. Intersections with the Western Bypass are therefore, limited. It will be a scenic bypass due to its elevation above the City, with easterly views over the proposed development to mountains and valleys beyond. Views to the west will be into the natural hillside of the MSCHP wildlife corridor and dedicated open space. A split-lane configuration with landscaped median enhances the parkway character of the Western Bypass.

Coromell Trail connects to the off-site street grid at First Street on the east side of the site. Due to slope limitations, Coromell Trail circumnavigates Village C and intersects with Altair Vista at a roundabout near the school.

The Western Bypass, the round-about between First Street and Coromell Trail, and the portion of Altair Vista between the Bypass and Coromell Trail are public streets. All other streets in the Altair site are private.

Altair Vista is a north-south spine through Altair that links the Villages. It is the main circulation element serving the residents of Altair, but is not intended as a through-way. A number of traffic calming measures are implemented to slow traffic on Altair Vista, including narrow lanes, street parking on one side (which should alternate sides) and frequent stops. Potential traffic congestion due to the slowing of Altair Vista will be alleviated by the parallel Western Bypass with its faster speeds. The cross section of Altair Vista varies depending on its location and the character of each Village: sometimes more urban, sometimes a couplet framing a park. It is generally framed by a tree-lined parkway and wide sidewalks.

With the exception of Streets A, B and C, all remaining automotive access will be provided as part of individual development projects. These will be predominantly alleys and private drives running perpendicular to Altair Vista. These should be very intimate, in contrast with the formality of Altair Vista, with enhanced paving in lieu of raised sidewalks and no minimum setbacks. The character of these passageways is reflective of a mews, where pedestrians, bicycles and cars share the roadway.

4.2.1 Roundabouts and Couplets

Roundabouts are used at Altair to slow and coordinate traffic without the idling, stacked automobiles that occur at signalized intersections. In some cases, such as the entrance from First Street and at the Community Center, roundabouts are installed at important locations in the project where drivers should be more aware of their surroundings. The centers of roundabouts are prime opportunities for special landscaping and public art, as discussed further in Section 9.9.

Couplets are pairs of one-way streets that are separated by more than just a median. They facilitate safe crosswalks because the pedestrian only has to look one way and has a narrower street to cross. Couplets are used at Altair to frame the park at Village D. and are strongly encouraged around greens at Villages A and B. See FIGURE 4-25 and FIGURE 4-26 for an example of the Altair Vista couplet at Village D.





4.2.2 Internal Streets

Alleys, motor courts and streets that are internal to lots at Altair are shared streets where pedestrians and cyclists have priority over automobiles and where speeds are limited to a walking pace. These are referred to as “mews” or “home zones” in Britain and as “woonerven” in the Netherlands. They have been shown to be safer than streets having separate sidewalks because drivers are forced to be more aware of pedestrians. They also become social spaces that are more intimate than parks but more interactive than a private yard, serving as a transition between public and private space. Mews feature enhanced paving across the entire surface, no curbs, landscaping and smaller pockets of parking that do not form a roadway edge or barrier. Drainage can occur through a central gutter or, preferably, through pervious pavement or to a landscaped area. See also the description for the Alley street type.



4.2.3 The Vehicular Circulation Plan

FIGURE 4-12 notes the locations of the eleven different types of street sections and three roundabouts. Site specific conditions such as additional turn pocket lanes at intersections shall be determined by the traffic study and shall be designed per the Tentative Map. Specific roads (listed from widest to narrowest) shall be constructed as:

The Western Bypass Corridor 1 - Standard Section – 100' R.O.W.

The Western Bypass Corridor 2 - Split Section – 100' R.O.W.

C Street and B Street South - Local Street (Modified) – 60' R.O.W.

Coromell Trail (Public) – Split Lanes, Separate Trail, with no Parking – 58' P.U.A.E.

Altair Vista & A Street - Landscaped Parkways with Parking one side – 56' P.U.A.E.

Altair Vista & A Street - Urban Parkway with Parking one side – 56' P.U.A.E.

Altair Vista - One-way Street with Parking one side – 45' P.U.A.E.

Altair Vista - Public – 70' to 83' R.O.W.

Altair Vista Culvert / A Street Bridge – 48' R.O.W.

B Street North – 46' to 50' P.U.A.E.

Alley

Private streets are shown with Public Utility and Access Easements (P.U.A.E.'s) to allow for utility infrastructure. The utilities will primarily be located under sidewalks, with utility boxes or vaults located in the parkway. See Figure 9.13. Above-grade utility boxes and devices shall be screened with landscaping (with required clearances) and irrigation control valves shall be located in parkways or residential setbacks (if HOA maintained). See Section 9.5 for utility placement and screening guidelines.



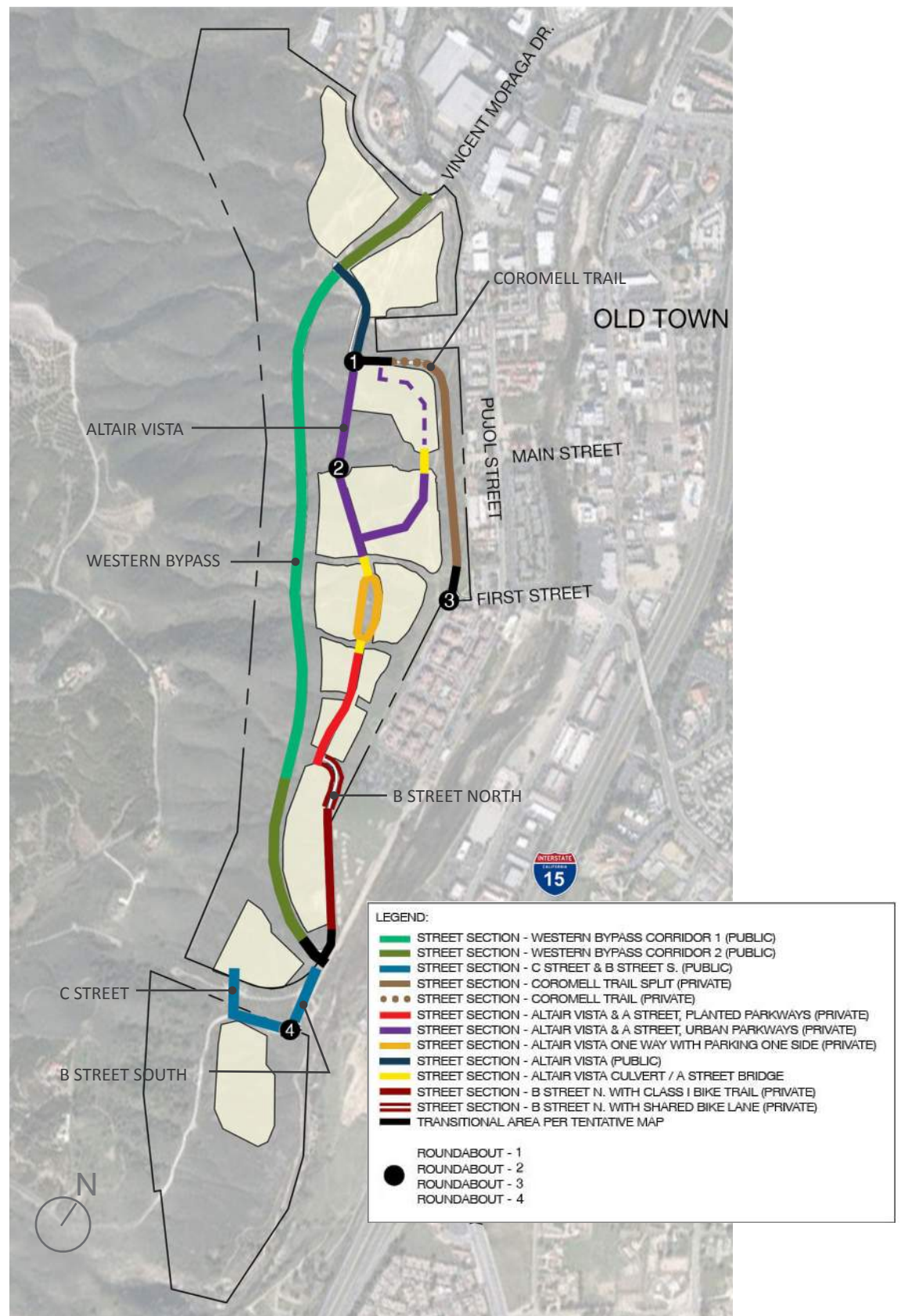


Figure 4-12 Vehicular Circulation Plan

Western Bypass Corridor (Public)

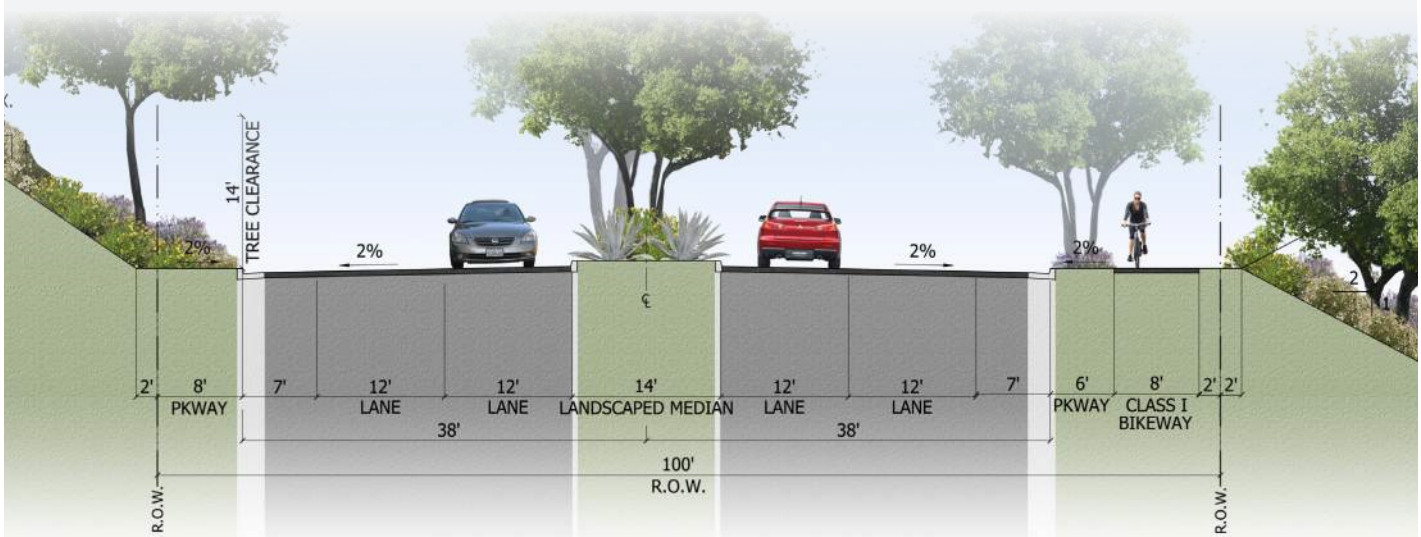


Figure 4-13 Street Section – Western Bypass Corridor 1 (Public, TTM lots D, N and portion of J)

The Western Bypass Corridor 1, FIGURE 4-13 (Section), running along the western perimeter of the developed portion of Altair.

- 12-foot travel lanes.
- 7-foot shoulder running in either direction.
- 14-foot landscaped median separates the different directional lanes of travel and is planted with native trees, shrubs, and ground cover.
- 8-foot wide class I bikeway runs alongside the Western Bypass separated by a parkway with similar planting to the median.
- Trees for both the parkways and the median shall be clustered and spaced 15 feet to 100 feet apart with an average count of 40 foot on center. Trees shall be a minimum of 50% 15 gallon size, 45% 24" box, and 5% 36" box.

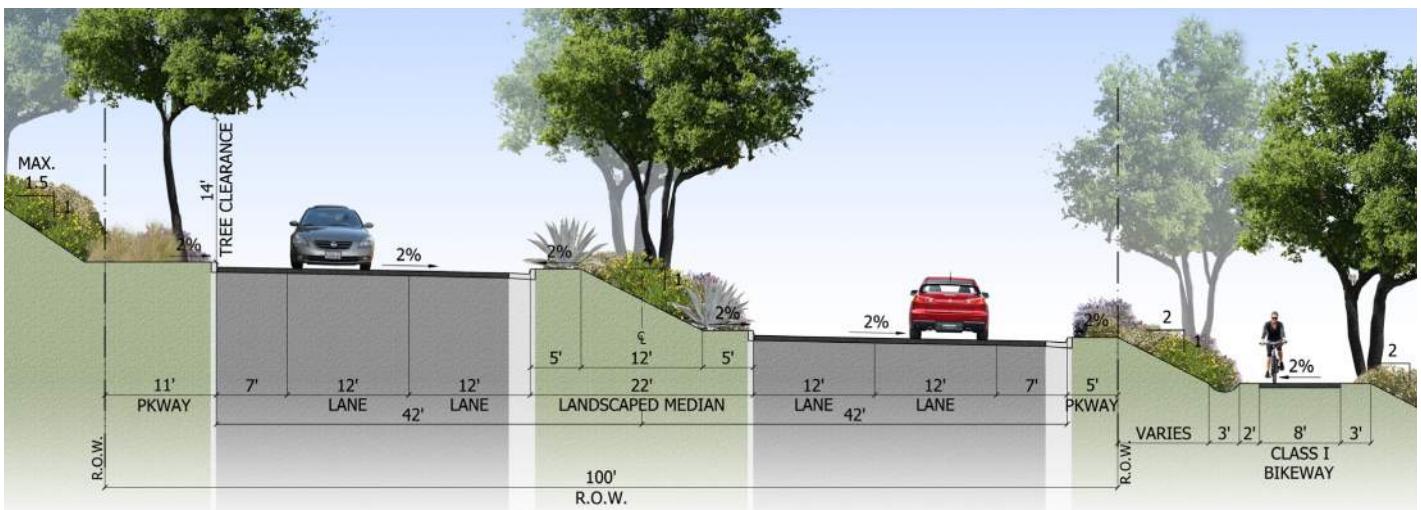


Figure 4-14 Street Section – Western Bypass Corridor 2 (Public, TTM lot L)

The Western Bypass Corridor

The design intent is to create a very natural/SoCal native landscape character for this street type. Trees shall be clustered to provide a dynamic experience of openness and enclosure as well as to enhance scenic views. These areas shall use a combination of primarily SoCal native trees, shrubs, and groundcovers in natural organic patterns with limited non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 85% of the total planting area of this zone and non-natives a maximum of 15%. Low water use plants shall compose a minimum of 90% of the total planting area of this zone and medium water use plants a maximum of 10%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways or median. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

–REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.

–REFER TO THE APPENDIX FOR PLANT LIST.

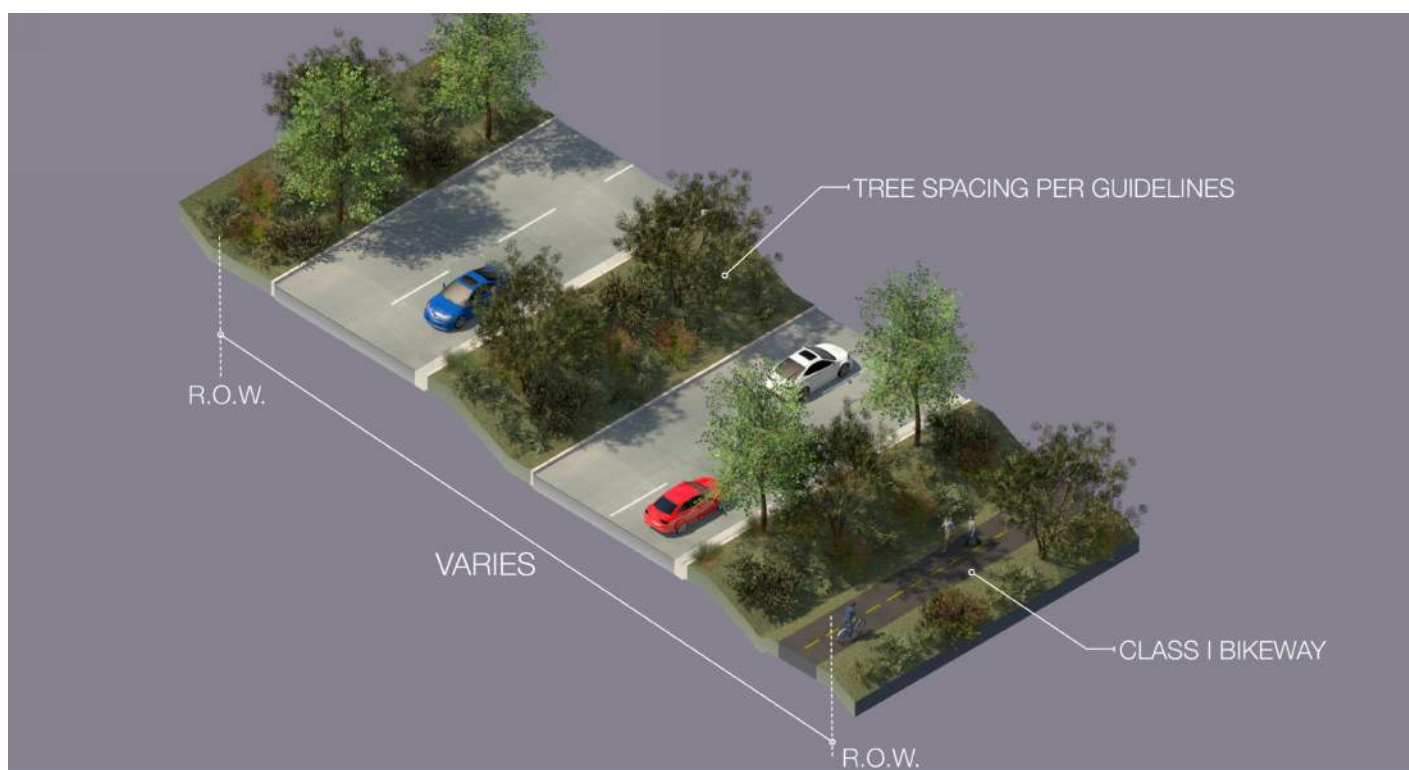


Figure 4-15 Street Axon – Western Bypass Corridor 2 (Public)

The Western Bypass Corridor 2, FIGURE 4-14 (Section) and FIGURE 4-15 (Axonometric), running along the western perimeter of the developed portion of Altair.

- Two 12-foot travel lanes and a 7-foot shoulder running in either direction.
- 22-foot landscaped median separates the different directional lanes of travel and is planted with native trees, shrubs, and ground cover.
- 8-foot wide class I bikeway runs alongside the Western Bypass lower in elevation and separated by a parkway with similar planting to the median.
- Trees for both the parkways and the median shall be clustered and spaced 15 feet to 100 feet apart with an average count of 40 foot on center. Trees shall be a minimum of 50% 15 gallon size, 45% 24" box, and 5% 36" box

C Street & B Street South

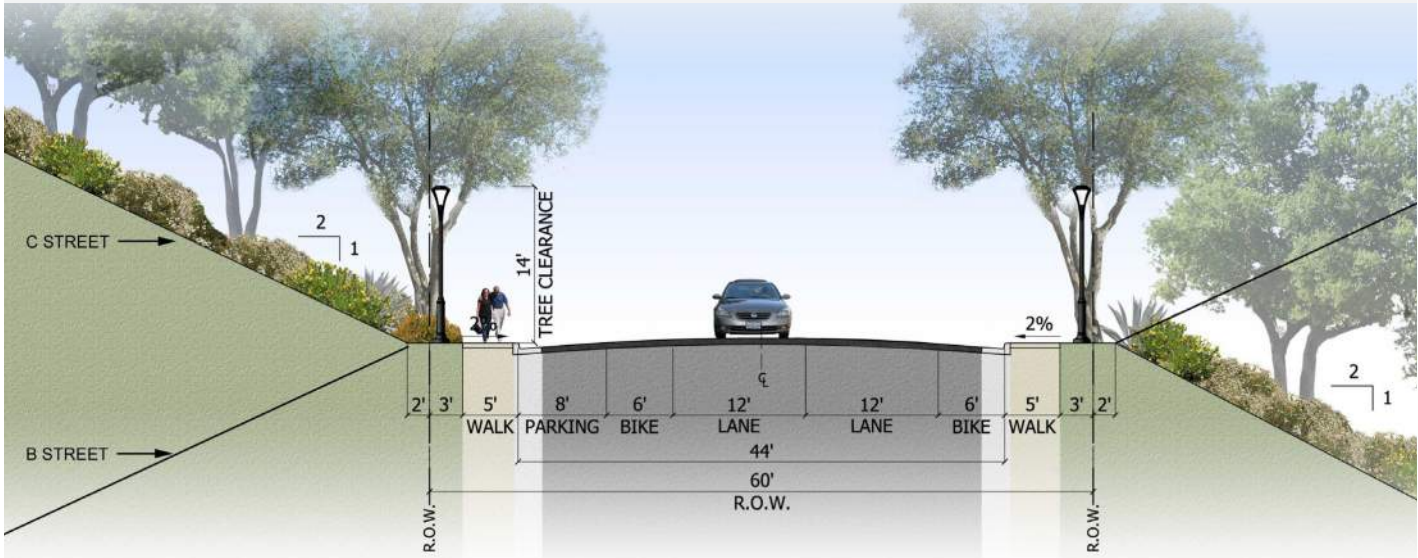


Figure 4-16 Street Section – C Street (TTM lots D+E) & B Street South (lots B,C+F) (Public)

C Street and B Street South - 60' ROW , FIGURE 4-16 (Section) and FIGURE 4-17 (Axonometric).

Features:

- Two 12-foot travel lanes with 6-foot wide bike lanes each side.
- Parking along one side.
- 5-foot contiguous sidewalks along both sides.
- 3-foot landscaped parkways.
- Decorative street lights will be located based on safety and comfort.
- Dedicated bike lanes shall be provided.
- Street trees shall be spaced at 24 feet on center. Trees shall be a minimum of 100% 24" box size.



Figure 4-17 Street Axon – C Street & B Street South (Public)

C Street and B Street South

These areas shall use a combination of primarily SoCal natives with limited non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 85% of the total planting area of this zone and non-natives a maximum of 15%. Low water use plants shall compose a minimum of 90% of the total planting area of this zone and medium water use plants a maximum of 10%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

- REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.
- REFER TO THE APPENDIX FOR PLANT LIST.

Coromell Trail

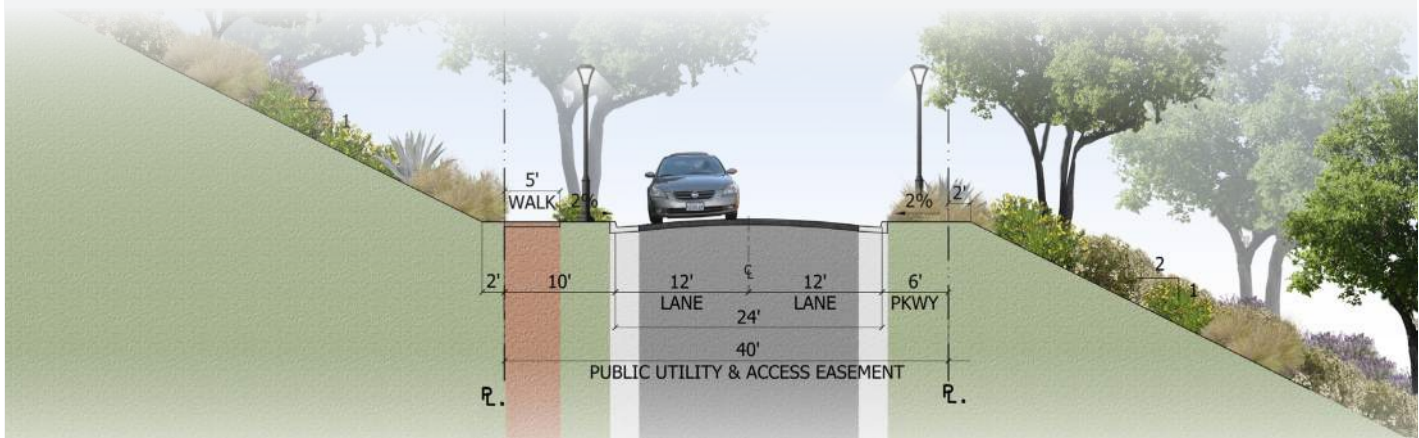


Figure 4-18 Street Section - Coromell Trail (Private, TTM lot G)

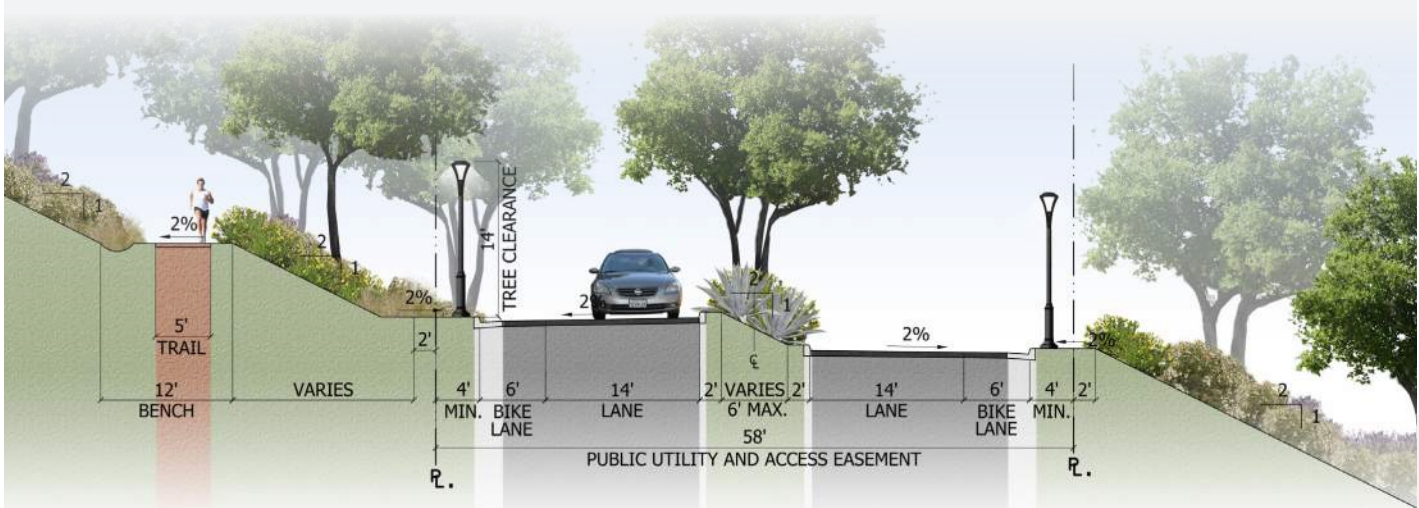


Figure 4-19 Street Section - Coromell Trail - Split Lanes (Private, TTM lot G)

Split Lanes (portion of street), Separate Trail with no Parking - 40' to 58' Easement, FIGURE 4-18 and FIGURE 4-19 (Sections), FIGURE 4-20 (Axonometric)

Features:

- Two 12-foot travel lanes.
- Split lane portion features 14-foot travel lane and 6-foot bike lane each side, separated by a landscaped median.
- While there are no sidewalks along this street type, there will be a 5 foot wide hiking trail alongside higher in elevation. Rolled curbs are included for ease of emergency vehicle access.
- Decorative street lights will be located based on safety and comfort. Native street trees and various shrubs, grasses, and ground covers will be planted in the median and along the sides of the road on the slopes.
- Trees for both the parkways and the median shall be clustered and spaced 15 feet to 100 feet apart with an average count of 40 foot on center. Trees shall be a minimum of 50% 15 gallon size, 45% 24" box, and 5% 36" box. Trees shall be a minimum of 50% 15 gallon size, 45% 24" box, and 5% 36" box.
- Dedicated bike lanes shall be provided when road width allows.



Figure 4-20 Street Axon – Coromell Trail – Split Lanes (Private)

Coromell Trail - Split Lanes, Separate Trail, no Parking

The design intent is to create a very natural/ SoCal native landscape character for this street type. Trees shall be clustered to provide a dynamic experience of openness and enclosure as well as to enhance scenic views. These areas shall use a combination of primarily SoCal native trees, shrubs, and groundcovers in natural organic patterns with limited non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 85% of the total planting area of this zone and non-natives a maximum of 15%. Low water use plants shall compose a minimum of 90% of the total planting area of this zone and medium water use plants a maximum of 10%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

-REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.

-REFER TO THE APPENDIX FOR PLANT LIST.

Altair Vista

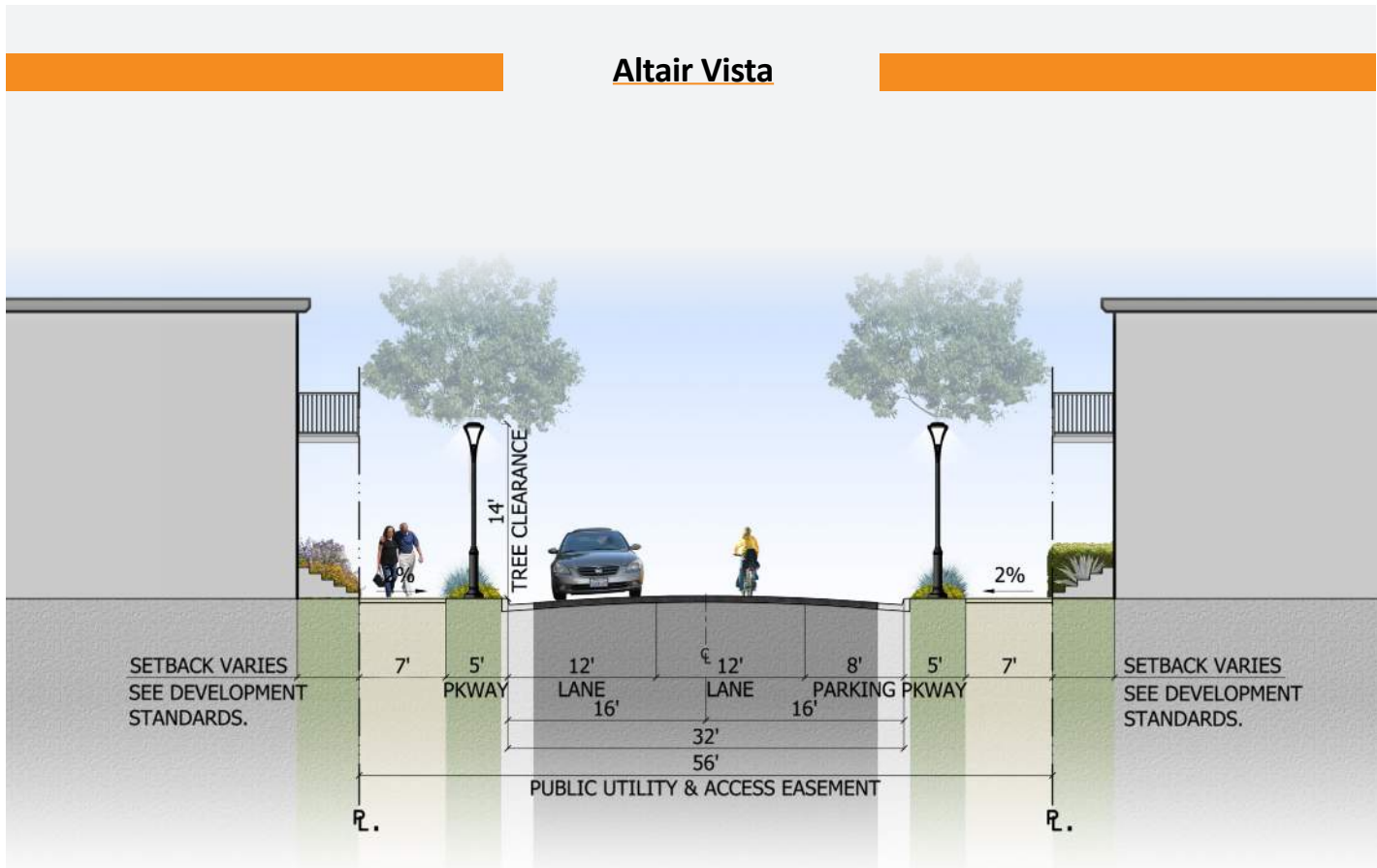


Figure 4-21 Street Section – Altair Vista – Planted Parkways (Private, TTM lot K)

Altair Vista – Landscaped Parkways with Parking one side, FIGURE 4-21 (Section) and FIGURE 4-22 (Axonometric)

Features:

- Two 12-foot travel lanes with an 8-foot parking lane on one side. Each side has a 5-foot landscaped parkway and 7-foot sidewalk.
- On the parking side, there are breaks in the landscaped parkway with concrete pads allowing pedestrians to exit their parked vehicle.
- Decorative street lights will be located based on safety and comfort. Shared bike lanes shall be indicated by “sharrows” painted in the travel lanes. Street trees shall be spaced 24 feet on center.
- Street trees at every 24 feet provide shade. Trees shall be a minimum of 100% 24” box size.

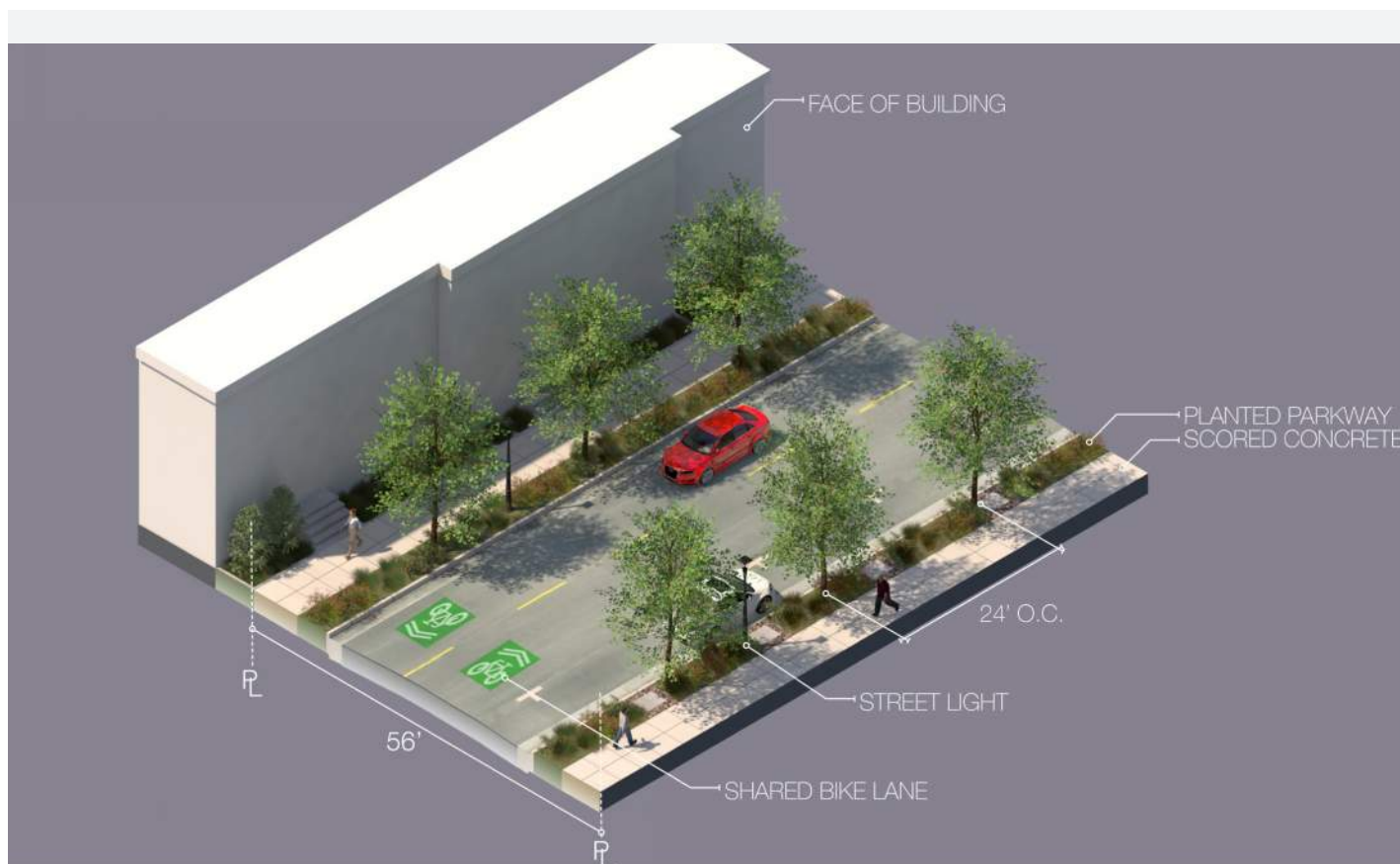


Figure 4-22 Street Axon – Altair Vista – Planted Parkways

Altair Vista – Landscaped Parkways with Parking one side

It is intended that the urbanized Village streets use a combination of SoCal native and non-native trees, shrubs and groundcovers. Although the plant species will be the same or similar to the natural areas, this street type shall be designed in more defined patterns (such as blocks of matching plant material, interesting angles, or geometric patterns) rather than natural organic patterns. These areas shall use a combination of SoCal native and non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

- REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.
- REFER TO THE APPENDIX FOR PLANT LIST.

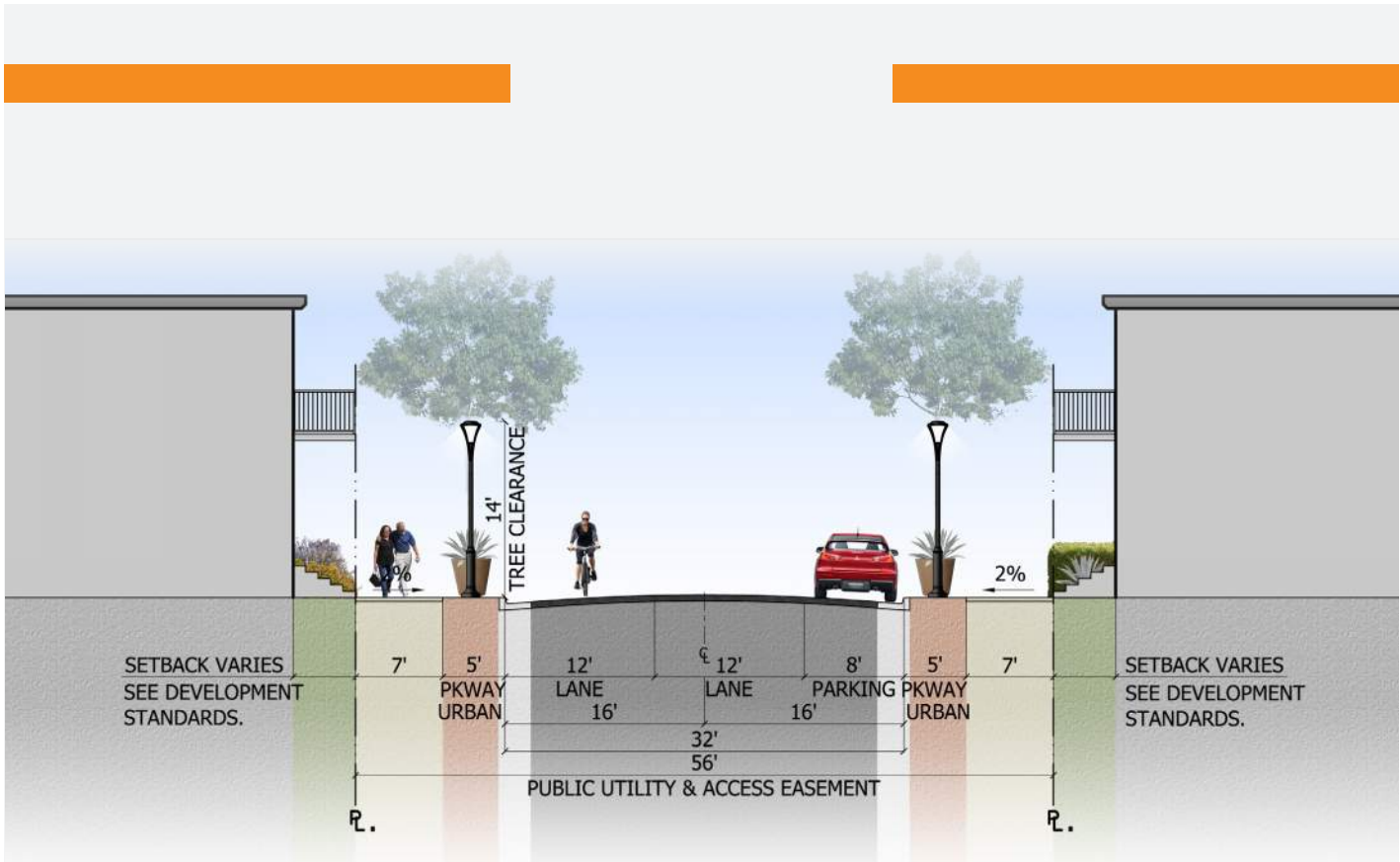


Figure 4-23 Street Section – Altair Vista (TTM lot F) & A Street (lot I) – Urban Parkways (Private)

Altair Vista & A Street

Altair Vista and A Street – Urban Parkways with Parking one side, FIGURE 4-23 (Section) and FIGURE 4-24 (Axonometric)

Features:

- Two 12-foot travel lanes with an 8 foot parking lane on one side. Each side has a 5-foot decorative hardscaped parkway and 7-foot sidewalk. This streetscape is found in the main Village nodes and high pedestrian use areas.
- The hardscape parkway provides a larger walkable area for pedestrians and a zone for benches, potted plants, and decorative paving such as brick, granite cobbles, or concrete unit pavers.
- Decorative street lights will be located based on safety and comfort. Shared bike lanes shall be indicated by “sharrows” painted in the travel lanes.
- Street trees at every 24 feet provide shade and may be in planting beds or with tree grates. Trees shall be a minimum of 100% 24” box size.



Figure 4-24 Street Axon – Altair Vista & A Street – Urban Parkways

Altair Vista and A Street – Urban Parkways with Parking one side

It is intended that the urbanized Village streets use a combination of SoCal native and non-native trees, shrubs and groundcovers. Although the plant species will be the same or similar to the natural areas, this street type shall be designed in more defined patterns (such as blocks of matching plant material, interesting angles, or geometric patterns) rather than natural organic patterns. These areas shall use a combination of SoCal native and non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

- REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.
- REFER TO THE APPENDIX FOR PLANT LIST.

Altair Vista - One Way

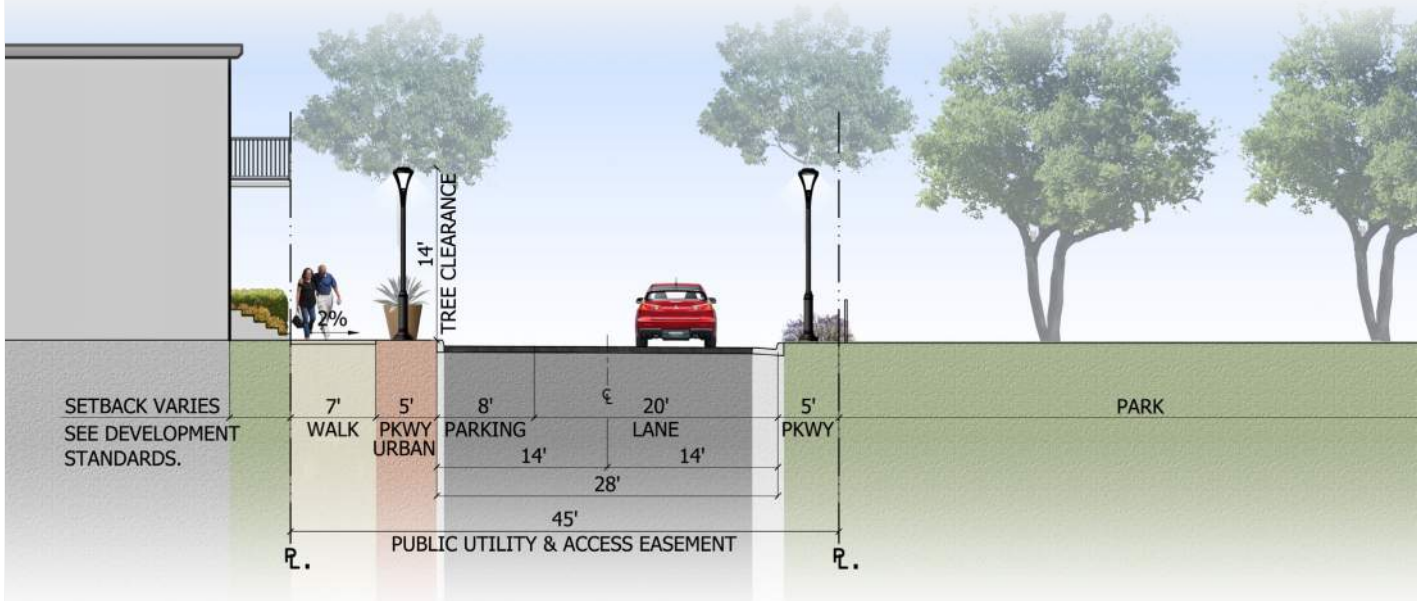


Figure 4-25 Street Section – Altair Vista One Way (Private, TTM lot K)

Altair Vista - One-Way Street with Parking one side, FIGURE 4-25 (Section) and FIGURE 4-26 (Axonometric)

Features:

- 20-foot travel lane with an 8-foot parking lane on the developed side. The developed side also has a 5-foot hardscaped parkway and 7-foot sidewalk. This streetscape type is found around the Village “A”, “B” and “D” parks with a 5-foot landscaped parkway around the park side.
- The hardscape parkway provides a larger walkable area for pedestrians and a zone for benches, potted plants, and decorative paving such as brick, granite cobbles, or concrete unit pavers.
- Decorative street lights will be located based on safety and comfort. Shared bike lanes shall be indicated by “sharrows” painted in the travel lanes.
- Street trees at every 24 feet provide shade and may be in planting beds or with tree grates. Trees shall be a minimum of 100% 24” box size.



Figure 4-26 Street Axon – Altair Vista One Way Street with Parking One Side

Altair Vista – One-way Street with Parking one side

It is intended that the urbanized Village streets use a combination of SoCal native and non-native trees, shrubs and groundcovers. Although the plant species will be the same or similar to the natural areas, this street type shall be designed in more defined patterns (such as blocks of matching plant material, interesting angles, or geometric patterns) rather than natural organic patterns. These areas shall use a combination of SoCal native and non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

- REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.
- REFER TO THE APPENDIX FOR PLANT LIST.

Altair Vista (Public)

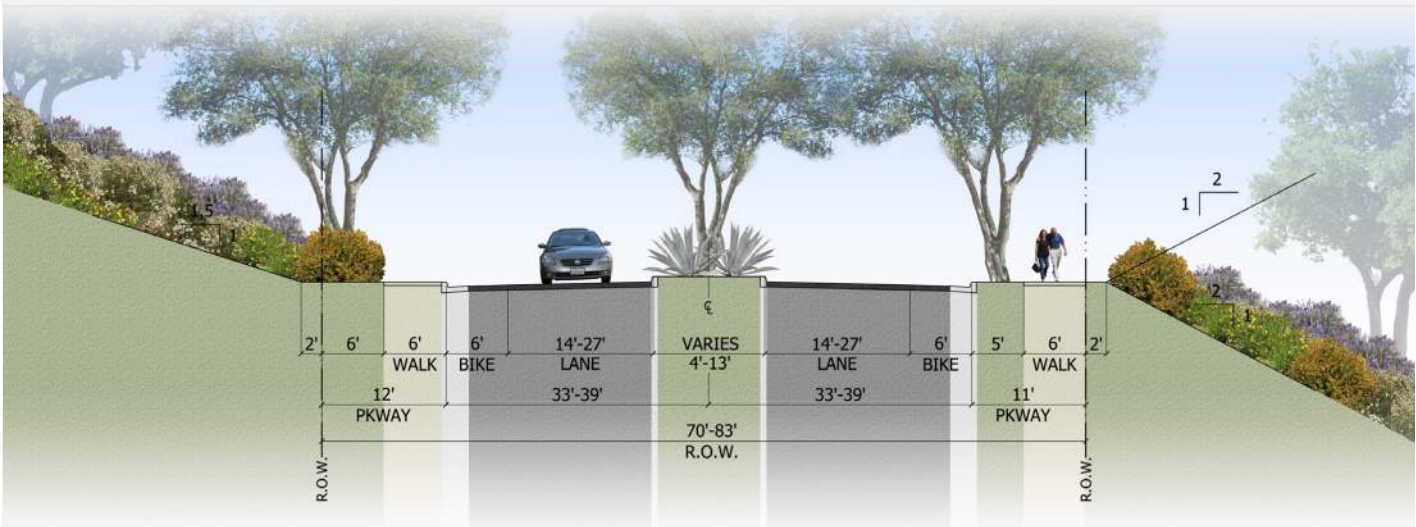


Figure 4-27 Street Section – Altair Vista (Public, TTM lots C and E)

Altair Vista (Public) - Split Lanes with no Parking, FIGURE 4-27 (Section) and FIGURE 4-28 (Axonometric)

Features:

- Split lane design with 14-27 foot (varies) travel lane and 6-foot wide bike lane each side, separated by a landscaped median.
- This streetscape type is found northeast of the proposed school site, between Coromell Trail and the Western Bypass and will be the main route to the school.
- The southwest (school) side features a contiguous 6-foot sidewalk with a landscaped parkway against the right-of-way line.
- The opposite side features a 5-foot landscaped parkway between the curb and a 6-foot sidewalk.
- Street trees at every 24 feet provide shade. Trees shall be a minimum of 100% 24" box size.
- Decorative street lights will be located based on safety and comfort.
- Dedicated bike lanes shall be provided.



Figure 4-28 Street Axon – Altair Vista (Public)

Altair Vista (Public)

It is intended that the urbanized Village streets use a combination of SoCal native and non-native trees, shrubs and groundcovers. Although the plant species will be the same or similar to the natural areas, this street type shall be designed in more defined patterns (such as blocks of matching plant material, interesting angles, or geometric patterns) rather than natural organic patterns. These areas shall use a combination of SoCal native and non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways or median. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

- REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.
- REFER TO THE APPENDIX FOR PLANT LIST.

Altair Vista Culverts & A Street Bridge

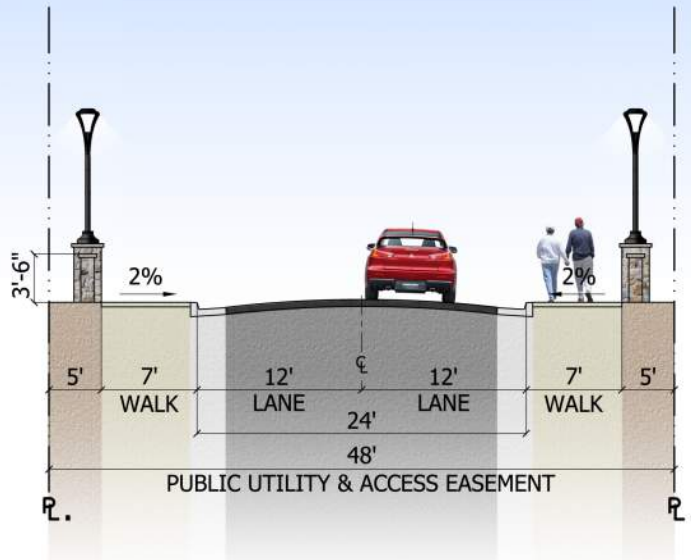


Figure 4-29 Street Section – Altair Vista Culverts & A Street Bridge (Private)

Altair Vista & A Street (Bridge/ Culvert Locations), FIGURE 4-29 (Section) and FIGURE 4-30 (Axonometric)

Features:

- Two 12-foot travel lanes and 7-foot sidewalks with 5 feet of bridge treatment. Since this type of streetscape is found at the bridges (or faux bridges) there is no parking and no landscaped parkway.
- Decorative street lights will be located based on safety and comfort. Shared bike lanes shall be indicated by “sharrows” painted in the travel lanes.
- Shared bike lanes shall be indicated by “sharrows” painted in the travel lanes.

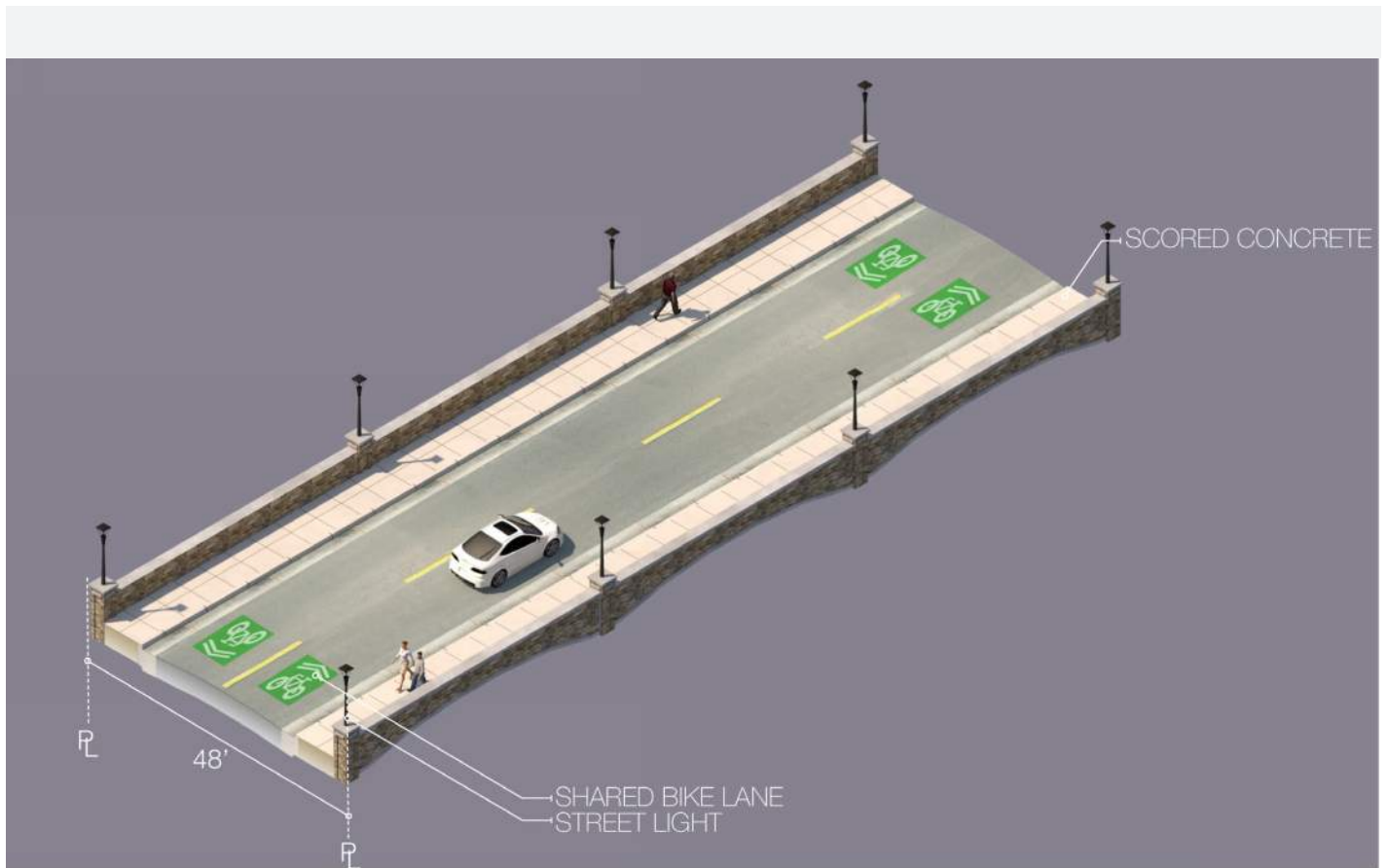


Figure 4-30 Street Axon – Altair Vista Culvert and A Street Bridge

Contiguous Sidewalks with no Parking

These areas do not have landscaping since they are bridges or faux bridges (culverts.)

B Street North

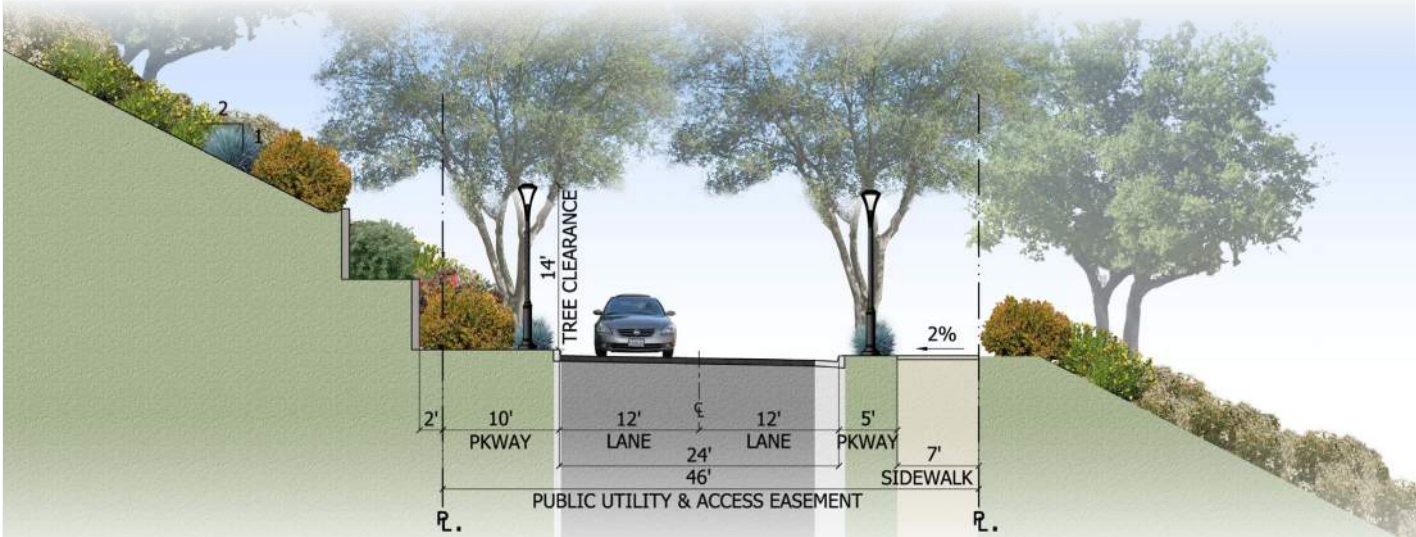


Figure 4-31 Street Section - B Street North (Private, portion of TTM lot L)

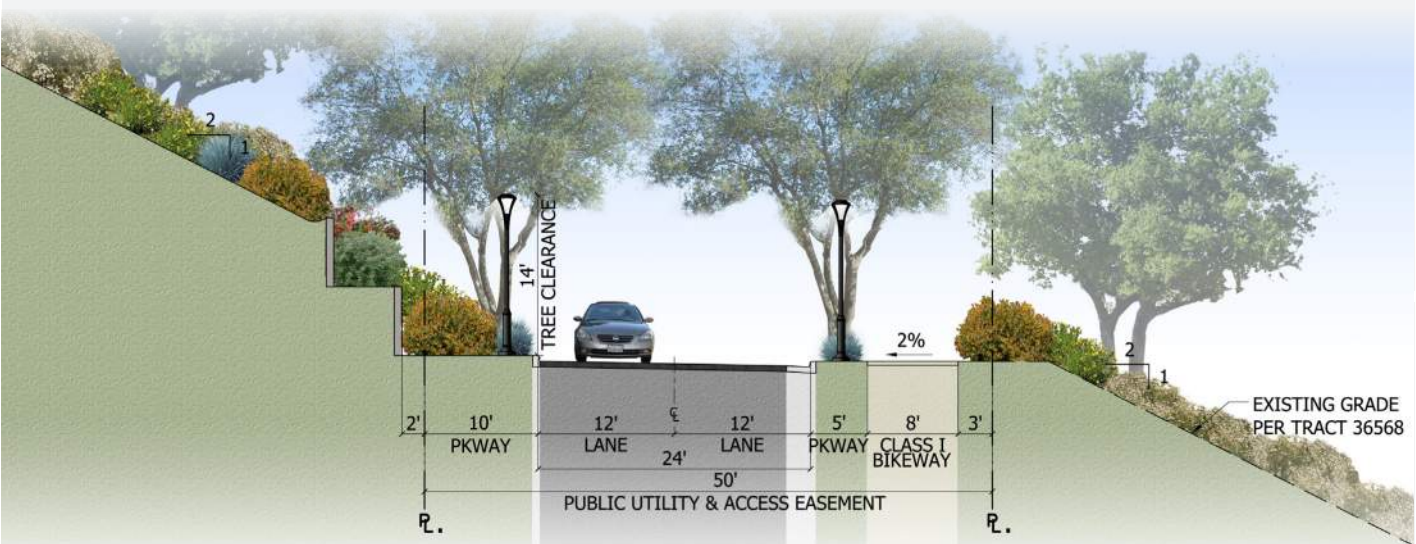


Figure 4-32 Street Section - B Street North with Class 1 Bikeway (Private, TTM lots L and M)

B Street North (Private) Landscaped Parkways with no Parking, FIGURE 4-31 (Section), FIGURE 4-32 (Section), and FIGURE 4-33 (Axonometric), features:

- Two 12-foot travel lanes and no parking. The side adjacent the retaining wall features a 10-foot heavily planted parkway to screen the wall. The other side has a 5-foot landscaped parkway and either an 8-foot class I bikeway or key walkway, depending on the portion of the street.
- This streetscape is found at the south entry to the community off the Western Bypass road.
- Decorative street lights will be located based on safety and comfort.
- Shared bike lanes shall be indicated by “sharrows” painted in the travel lanes.
- Street trees shall be spaced 15 feet to 100 feet apart with an average count of 40 feet on center. Trees shall be a minimum of 50% 15 gallon size, 45% 24” box, and 5% 36” box.

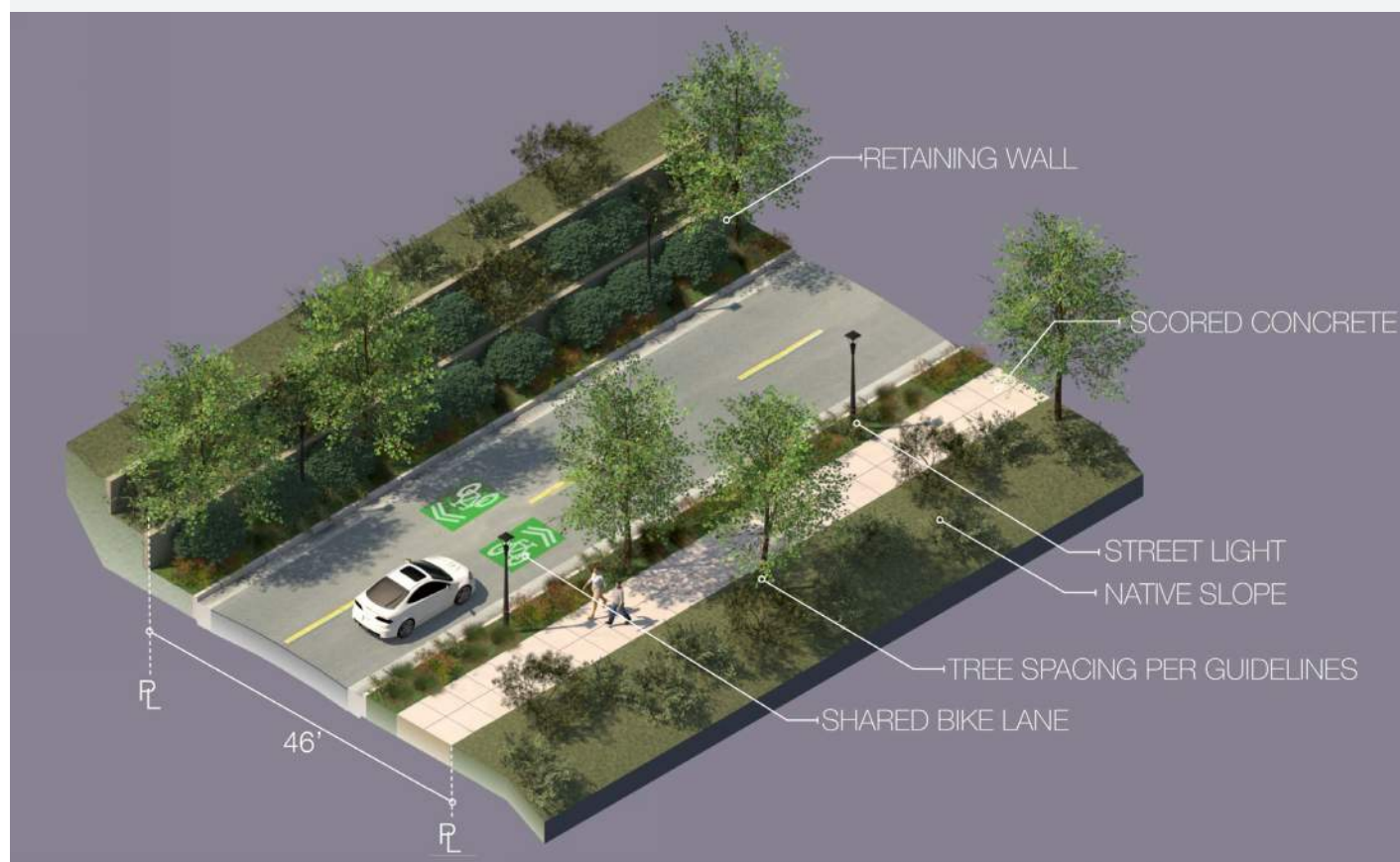


Figure 4-33 Street Axon – B Street North (Private)

B Street North (Private) – Landscaped Parkways with no Parking

The design intent is to create a very natural/ SoCal native landscape character for this street type. Trees shall be clustered to provide a dynamic experience of openness and enclosure as well as to enhance scenic views. These areas shall use a combination of primarily SoCal native trees, shrubs, and groundcovers in natural organic patterns with limited non-native shrubs and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 85% of the total planting area of this zone and non-natives a maximum of 15%. Low water use plants shall compose a minimum of 90% of the total planting area of this zone and medium water use plants a maximum of 10%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Turf is not allowed in parkways. (Bioswales are considered a separate landscape area type and therefore have their own category description and plant list.)

There is a considerable grade change to the west of this street section. See Section 9.7 for standards for slopes and retaining walls, including allowances for stepped walls or taller segmental walls where necessary at steep slopes.

- REFER TO THE CIRCULATION SECTION FOR ADDITIONAL INFORMATION.
- REFER TO THE APPENDIX FOR PLANT LIST.

Alley Street Type



Figure 4-34 Street Section – Alley (Private)

Alley Street Type FIGURE 4-34 (Section)

This street type is found in interior developments only and is not part of the primary circulation plan.

Features:

- One 24-foot drive aisle
- No minimum set back; dimension from alley to face of building varies
- No sidewalks are required. Drive aisle is also the pedestrian route.
- Provide landscaping on one or both sides. Landscaping depth and location should vary so that drive aisle meanders. This slows traffic and creates a more intimate path.
- Avoid dead-end alleys. Where a dead-end is necessary, provide adequate turn-around for a fire truck and continue pedestrian path through to connect with other paths.
- Where appropriate, alleys should be widened to allow parking.



Figure 4-35 Typical Alley at Cottages at Harveston in Temecula

Alley Street Type - 24' Width

-SEE VILLAGE SECTION AND VILLAGE PLANT LISTS.

5 GRADING PLAN

5.1 Grading Plan Description

The Grading Plan for the Altair Specific Plan is tailored to the existing topography of the project site. It is intended that the proposed grading plan be sensitive to and reflect natural landforms where possible. Site planning is carefully integrated with these landforms, so that the individual villages are distinguished and separated by topographical features as shown in Figure 5-1 Grading Plan.

An earthwork quantity take-off conducted by the project engineer anticipates that the project site grading will approximately balance and will require minimal soil export. During the development of the project, the Master Developer may need to stockpile dirt on the Civic Site for an interim period. This would require a stockpile permit from the City. The Conceptual Grading Plan (Exhibit A for TTM No. 36959-1, 36959-2, 36959-3 and 36959) also accommodates a street system that meets the City of Temecula standards for acceptable grades. The associated Water Quality Management Plan, described in Section 6.1, establishes a basis for appropriate treatment of drainage requirements.

The grading concept implements techniques to ensure that the overall shape, height, and grade of any cut or fill slope is designed to simulate the natural terrain and blend as much as possible with the adjacent natural open space. The plan proposes that graded slopes be revegetated and that drainage devices and erosion control facilities be constructed in accordance with project design objectives as well as City standards. Interim erosion control measures shall be provided during construction phases to address water quality regulations. Grading west of the Western Bypass Corridor shall not exceed a maximum slope ratio of 1.5:1. This will reduce amount of grading in the hillside areas.

5.2 Grading Plan Standards

1. All grading activities shall be in substantial conformance with the overall Grading Plan and shall implement any grading related mitigation measures outlined in the Preliminary Geotechnical Studies as contained in the Technical Appendices of the Environmental Impact Report (EIR).
2. Prior to any grading permits a soils report and geotechnical study shall be prepared to further analyze onsite soil conditions and slope stability. An erosion control plan and Water Quality Management Plan (WQMP) shall be prepared and approved. These documents shall include appropriate measures to control erosion and dust.
3. For erosion control purposes, slopes exceeding ten (10') feet in vertical height shall be hydro-mulched, prior to final acceptance and prior to the beginning of the rainy season (October - March).

4. All on-site grading shall be performed to the City of Temecula standards.
5. Graded slopes shall be oriented to minimize visual impacts (i.e., inclusion of complimentary slope plants) to surrounding areas, specifically areas adjacent to proposed structures.
6. Grading work shall be balanced on-site wherever possible.
7. Graded but undeveloped land shall be maintained weed free and planted with interim landscaping, such as hydro-seed, within ninety (90) days of completion of grading, unless building permits are obtained.
8. Unless otherwise approved by the City of Temecula, all cut and fill slopes shall be constructed at inclinations of no steeper than two (2) horizontal feet to one (1) vertical foot. The Grading Plan shall reflect a contouring and landscaping program for the purpose of controlling slope erosion.
9. Slopes in hillside areas shall not exceed a maximum ratio of 1.5:1. This ratio will reduce the amount of grading west of the Western Bypass Corridor, thus reducing potential impacts. All other slopes shall not be steeper than 2:1 unless approved by the Public Works Department and considered safe in a slope stability report prepared by a soils engineer or an engineering geologist. The slope stability report shall also contain recommendations for landscaping and erosion control.
10. Prior to commencing any grading activities, including clearing and grubbing, a grading permit shall be obtained from the City of Temecula.
11. A qualified archaeologist shall be consulted to ascertain the significance of any historic or prehistoric remains.
12. Soil stabilizers shall be used to control dust as required by SCAQMD Rule 403.
13. All grading activities shall comply with the mitigation measures as outlined in the Altair Final Environmental Impact Report.
14. Recycled water shall be utilized for all grading activities.

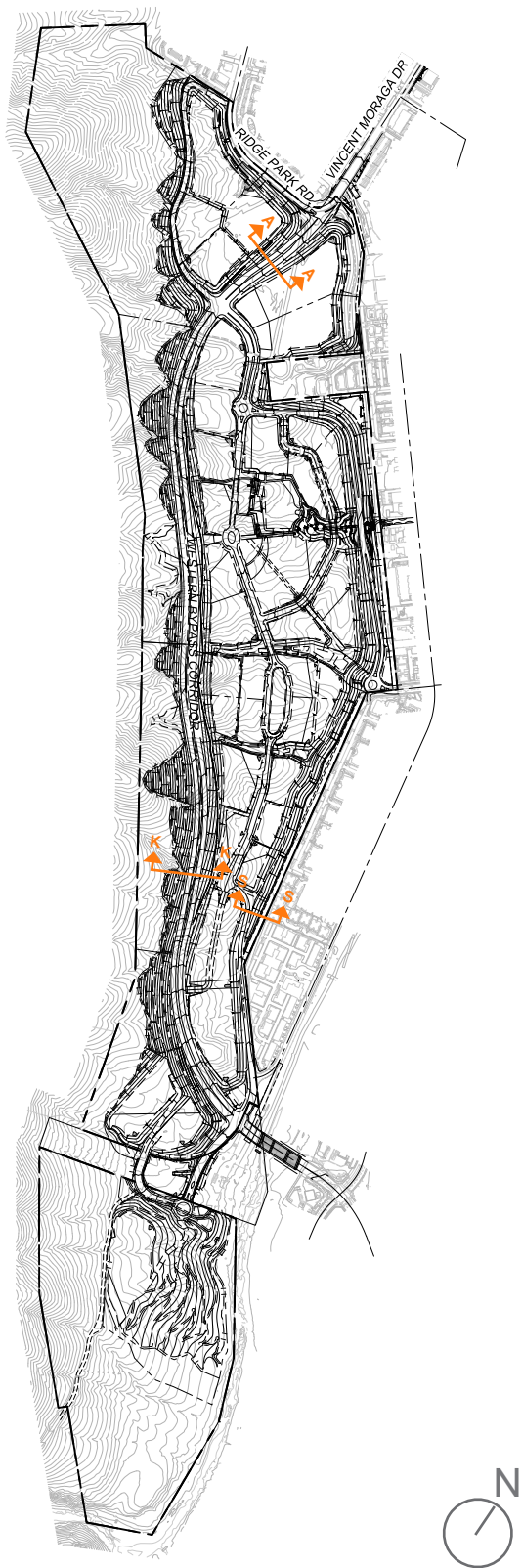


Figure 5-1 Project Grading Diagram

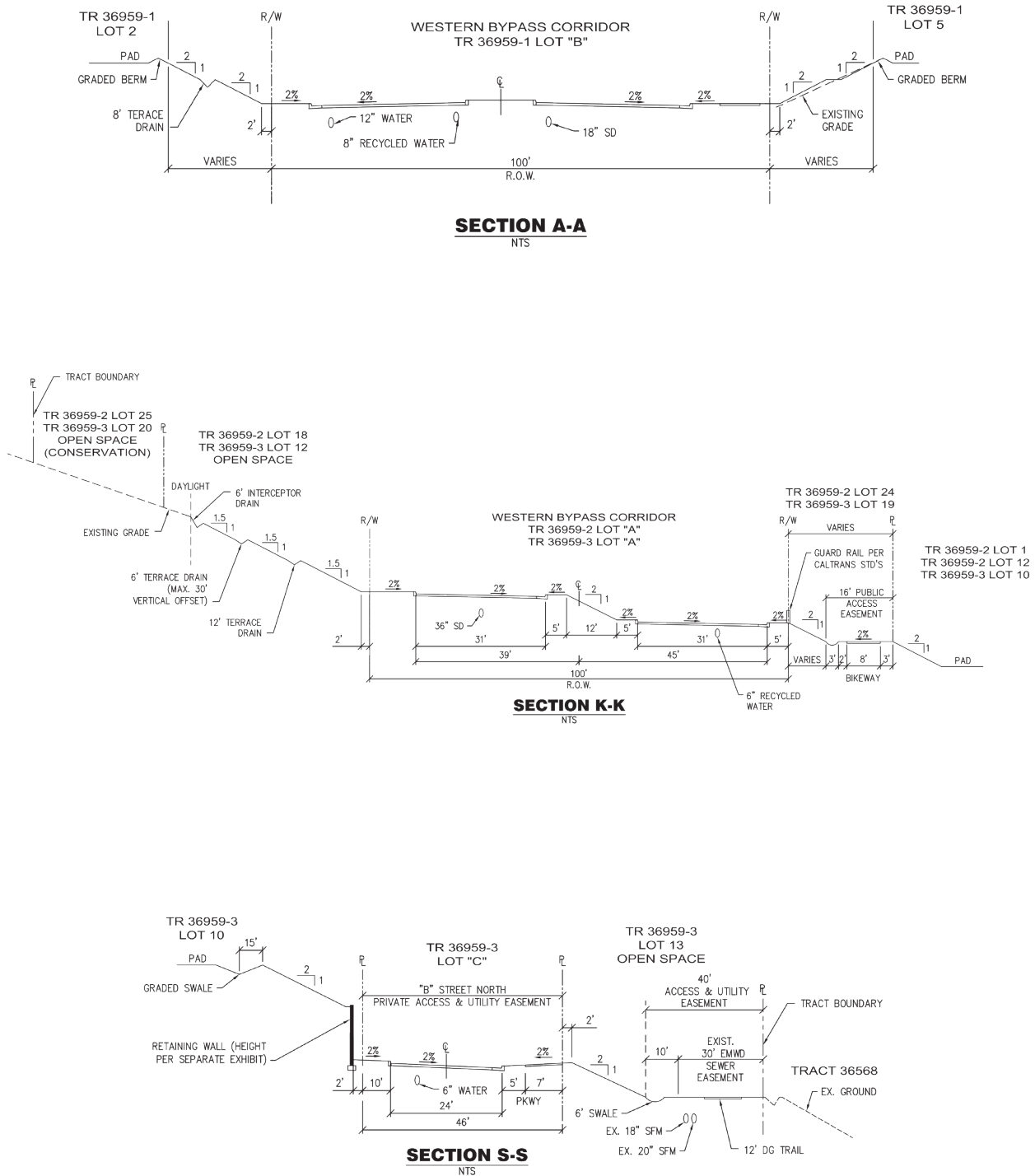


Figure 5-2 Project Grading Sections

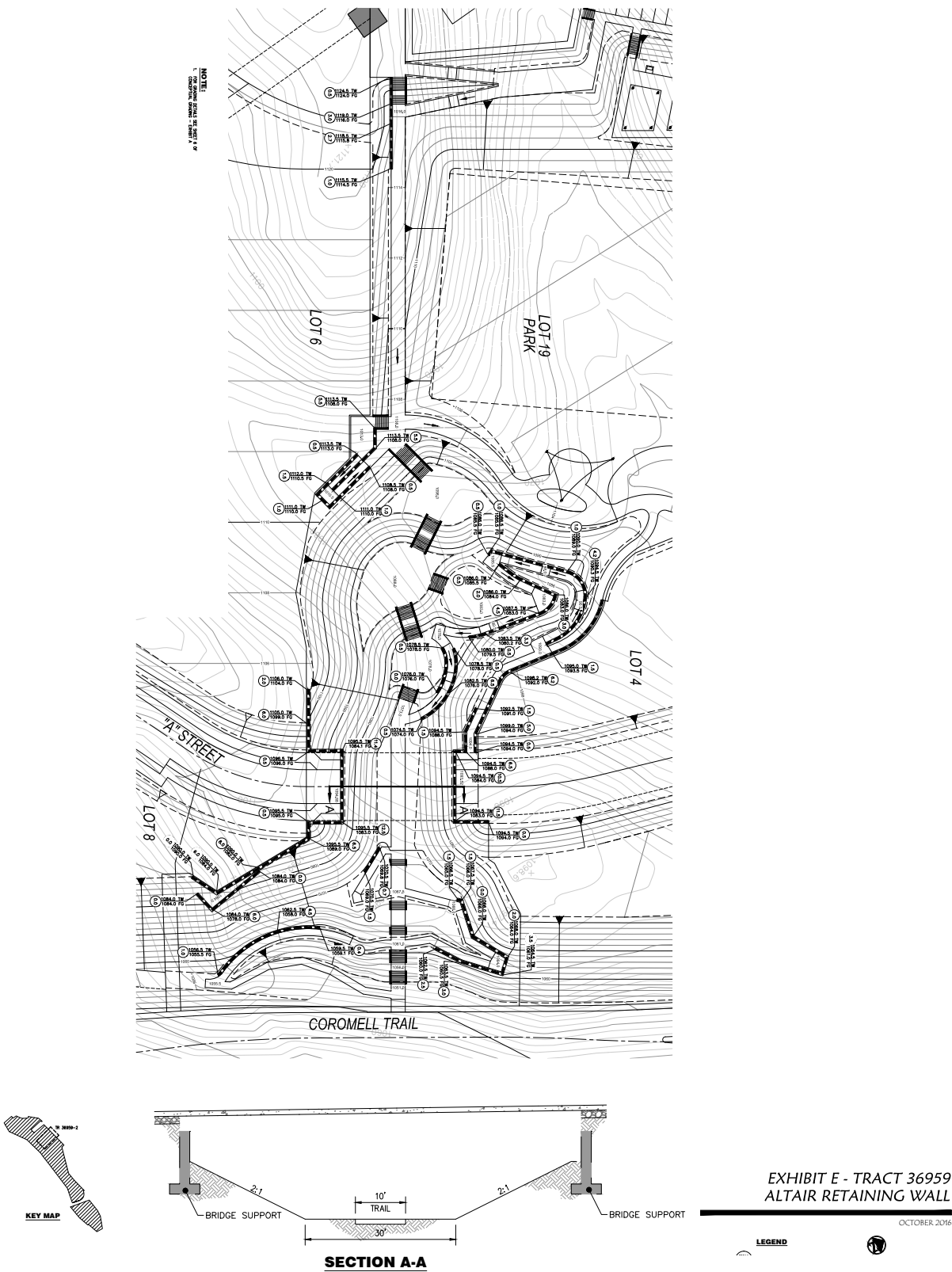


Figure 5-3 Retaining Wall Diagram

6 INFRASTRUCTURE AND UTILITIES

The Altair Specific Plan project site is currently undeveloped land with only a few of the required public utilities located onsite. Proposed development within Altair will provide the necessary connections, extensions, and upgrades as required to serve Altair. As part of the Altair Specific Plan, associated public utility plans have been developed to identify these anticipated facilities. This section reviews the availability of public facilities to serve the Altair Specific Plan as well as the project demands based upon the type and intensity of land uses proposed.

The information included in the following infrastructure and utility facilities plan sections is preliminary. The final location and size of all public facilities will be based upon final improvement plans prepared under the direction of a Registered Civil Engineer and based upon the review and approval of the agency with jurisdiction.

6.1 DRAINAGE

6.1.1 Project Description

The project site is situated at the base of the Santa Rosa foothills on the westerly side of Temecula Valley. Under pre-project conditions, runoff from these foothills and the project site flows easterly across the project site and directly or indirectly into Murrieta Creek. The project will maintain storm runoff into Murrieta creek.

The project proposes storm drainage system to collect and transport the 100-year on- and off-site storm flows through the site as required by the City of Temecula. Murrieta Creek is a regional drainage facility and under the jurisdiction of Riverside County Flood Control & Water Conservation District (RCFC & WCD). The proposed drainage systems will include separate storm drain facilities (streets, curb and gutter, drainage ditches, drainage swales, inlets, catch basins, and pipe) to convey on-site and off-site (open space) runoff through the project to Murrieta Creek. This dual system will avoid commingling of runoff from the developed (on-site runoff) and non-developed (off-site runoff) areas of the project.

The off-site runoff drainage system will collect and carry storm flows from the natural open space hillsides immediately west of the project, through the project site along the proposed Western Bypass, and into Murrieta Creek at two locations. The first location is near the northerly end of the project and the second location is near the southerly end of the project. The storm drain facilities used to convey the off-site runoff consists of catch basins, ditches, and storm drain pipes.

The on-site runoff drainage system will collect and treat surface runoff from the proposed development, before exiting the site. The treatment control best management practices (BMP) include desiltation basins and bioretention basins. Desiltation basins will collect and store sediment from several of the mass-graded pads. Bioretention basins will treat storm water from the majority of the remaining graded areas as well as the proposed streets. In addition, the project includes some proposed perimeter slopes along its easterly boundary. The slopes will be landscaped and the runoff will flow directly off-site to existing drainage facilities. The runoff from these slopes is self-treating and does not need to be directed to a BMP. The project runoff will discharge into Murrieta Creek at several locations along the easterly boundary. Some locations are at existing storm drain outfalls. In this situation, the proposed drainage system will connect to an existing system prior to reaching the creek. Other locations are new outfall locations into the creek. Each storm drain will be sized to convey its tributary 100-year flow.

6.1.2 WQMP/NPDES

The onsite drainage plan utilizes the project's streets, open channels, ditches and underground storm drains to convey storm water flows. To adequately control storm water quality, both point and non-point sources of urban pollutants must be identified and controlled. As required by the Regional Water Quality Control Board (RWQCB), the runoff from the proposed developed surfaces will be treated for water quality purposes. This treatment train will incorporate a variety of desiltation basins and bioretention facilities to reduce any potential water quality impacts on Murrieta Creek and the Santa Margarita River Watershed. See Figures 6-1 and 6-2. A Preliminary Water Quality Management Plan has been prepared that identifies the Best Management Practices (BMPs) for storm water treatment facilities, source control and site design. The Preliminary WQMP addresses the project specific constraints of the site and proposed treatment and filtration of storm water runoff.

The project will also be required to comply with the NPDES General Construction Activity Storm Water Permit. This permit will be required prior to receipt of a grading permit from the City of Temecula and requires the submission of a Storm Water Pollution Prevention Plan (SWPPP) which will also identify proposed BMPs.

The proposed onsite drainage and water quality system facilities located on privately held land will be privately owned and maintained by the proposed Home Owners Association (HOA), while portions of the system within a public R.O.W. will be maintained by the City of Temecula.

All storm water and associated water quality facilities will be designed to comply with the City of Temecula and, where applicable, the Riverside County Flood Control and Water Conservation District requirements.



Figure 6-1 Typical Drainage Draw Plan



Figure 6-2 Typical Drainage Draw Section

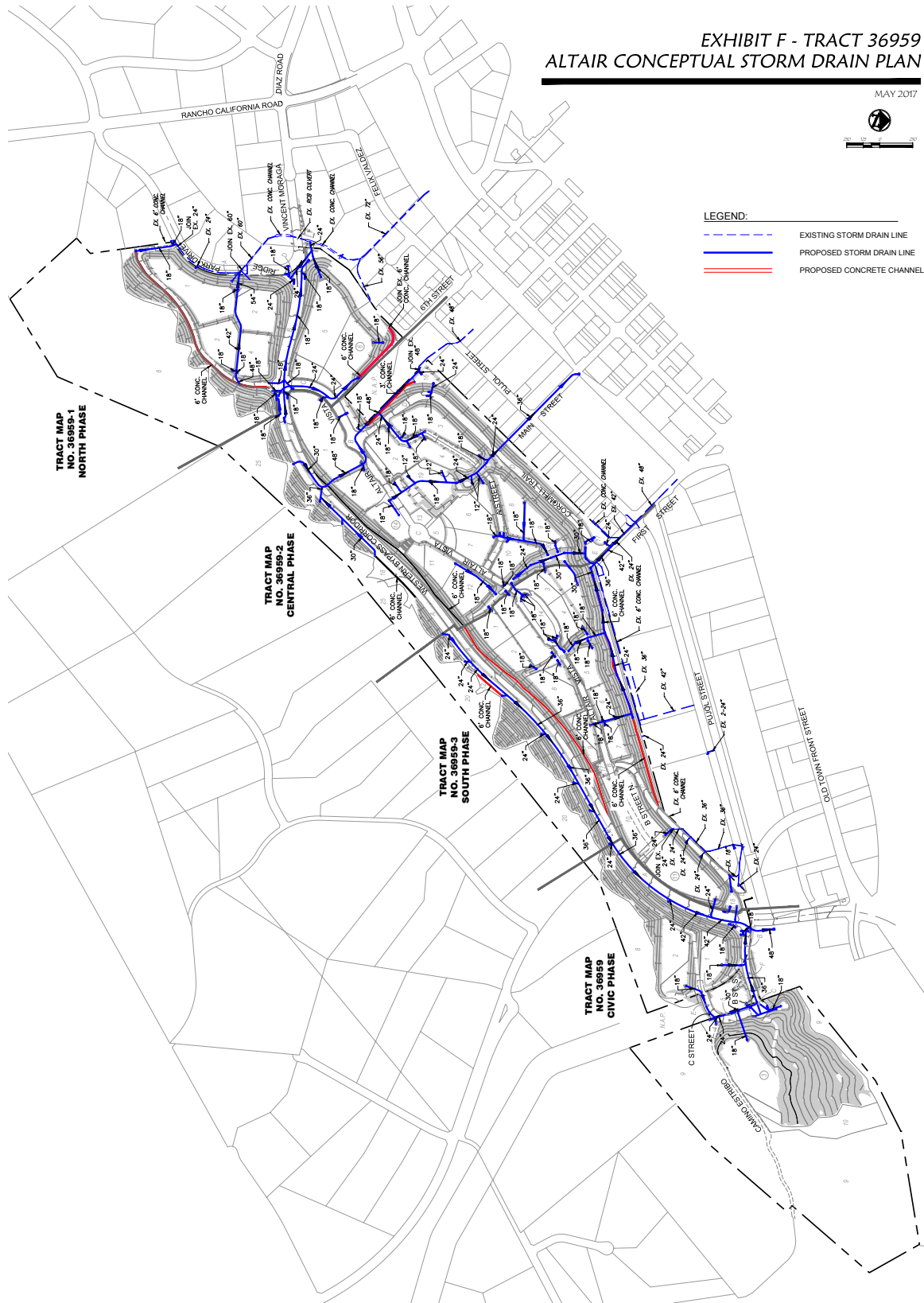


Figure 6-3 Storm Drainage Plan

6.1.3 Drainage Plan Standards

Drainage and flood control facilities and improvements shall be designed and constructed in accordance with the City of Temecula and, where applicable, Riverside County Flood Control and Water Conservation District requirements.

1. Major backbone drainage/flood control facilities shall be accepted and maintained by the Riverside County Flood Control and Water Conservation District. Local drainage devices, including inlets/catch basins and storm drains to be constructed within street rights-of-way will be maintained by the City of Temecula. Only those drainage easements serving inlets/outlets to facilities to be maintained by the City will be accepted by the City. Onsite easements will not be accepted for maintenance by the City.
2. All drainage facilities shall be designed to provide 100-year protection. The 10-year storm flow should be contained within the curb and the 100-year storm flow should be contained within the street R.O.W. When either of these criteria is exceeded, additional drainage facilities will be installed.
3. Erosion control and Storm Water Pollution Prevention Plans (SWPPP) incorporating Best Management Practices (BMP) shall be prepared and implemented for the project grading and construction phases in accordance with the City of Temecula and San Diego Regional Water Quality Control Board and National Pollutant Discharge Elimination Systems (NPDES). All projects proposing construction activities including: clearing, grading, or excavation which results in the disturbance of at least five acres of total land area, or activities which are part of a larger common plan of development of five acres or greater, shall obtain the appropriate NPDES construction permit and pay the appropriate fees. All development within the Specific Plan boundaries shall be subject to future requirements adopted by the County of Riverside and the City of Temecula to implement the NPDES program.
4. A Preliminary Water Quality Management Plan (WQMP) shall be prepared under the Clean Water Act and the City of Temecula's Storm Water and Urban Runoff Management and Discharge Control Ordinance (Temecula Municipal Code Title 8.28).
5. The EIR mitigation measures, standard Conditions of Approval, and Project Design Guidelines shall be followed.

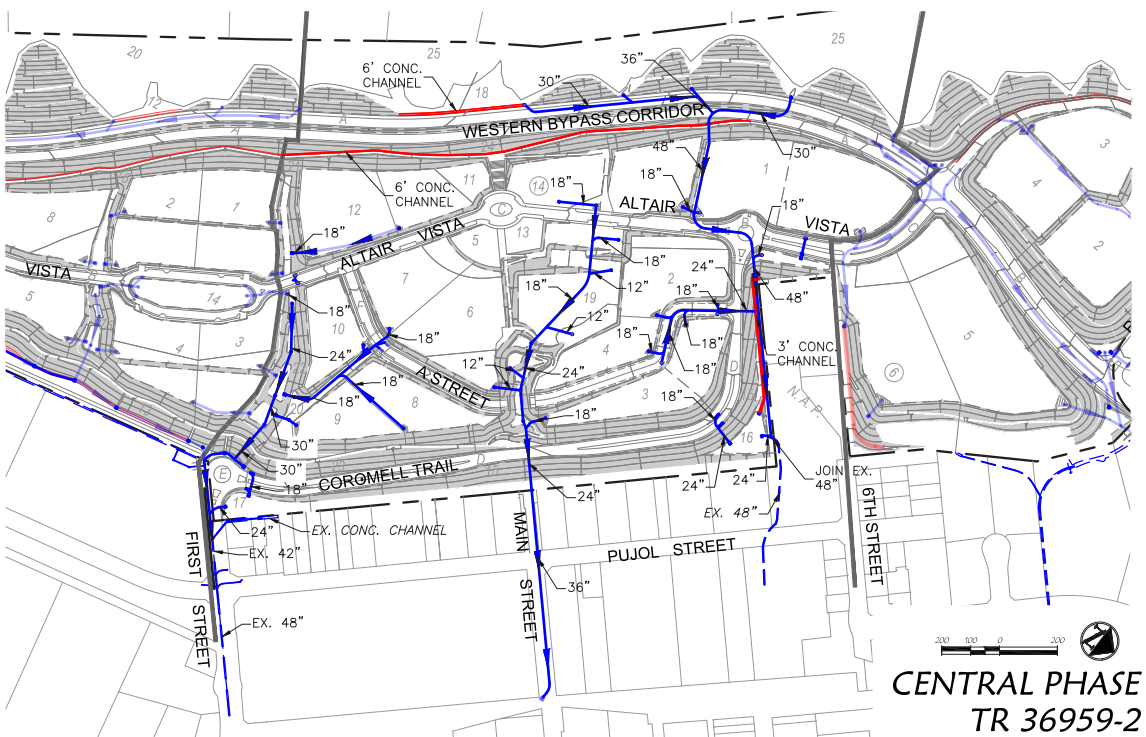
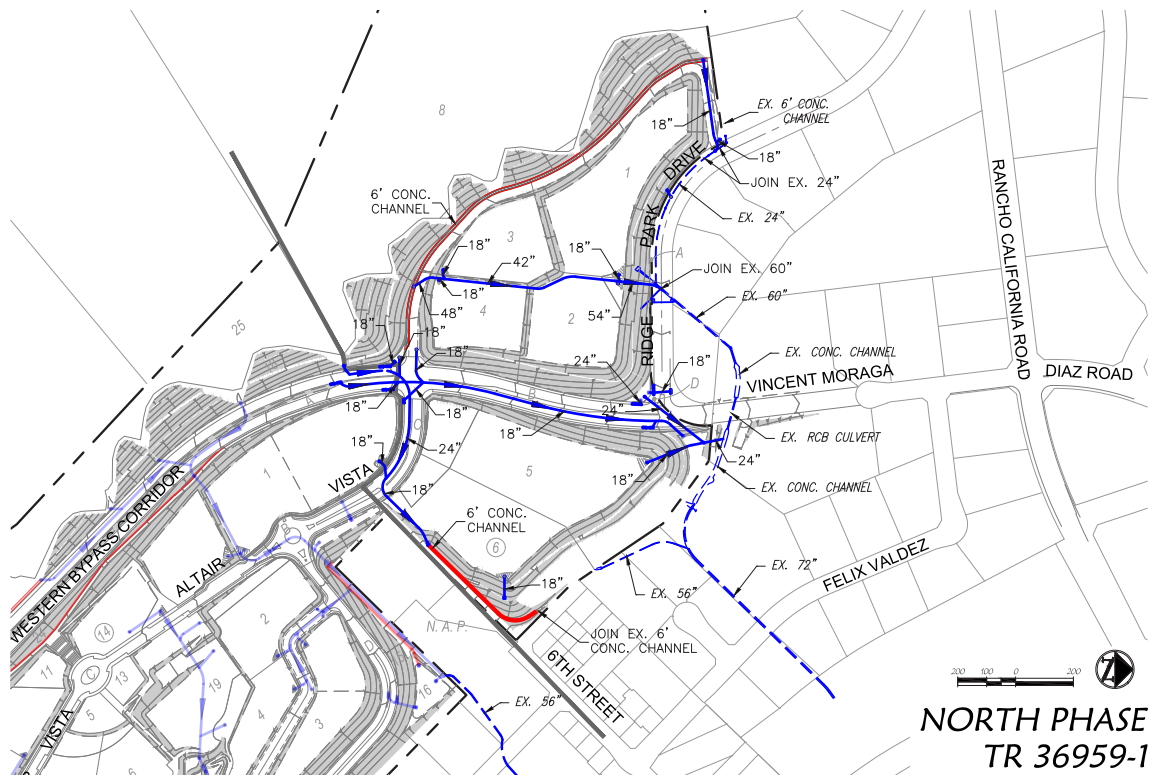
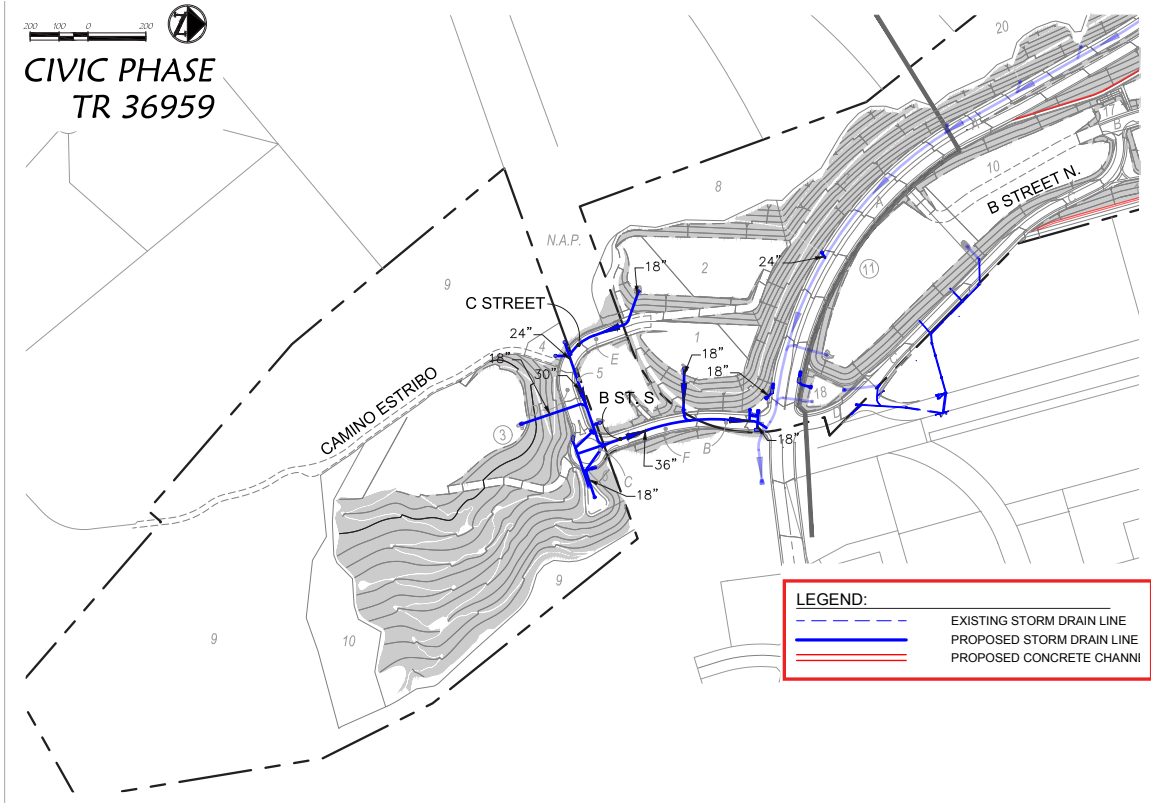
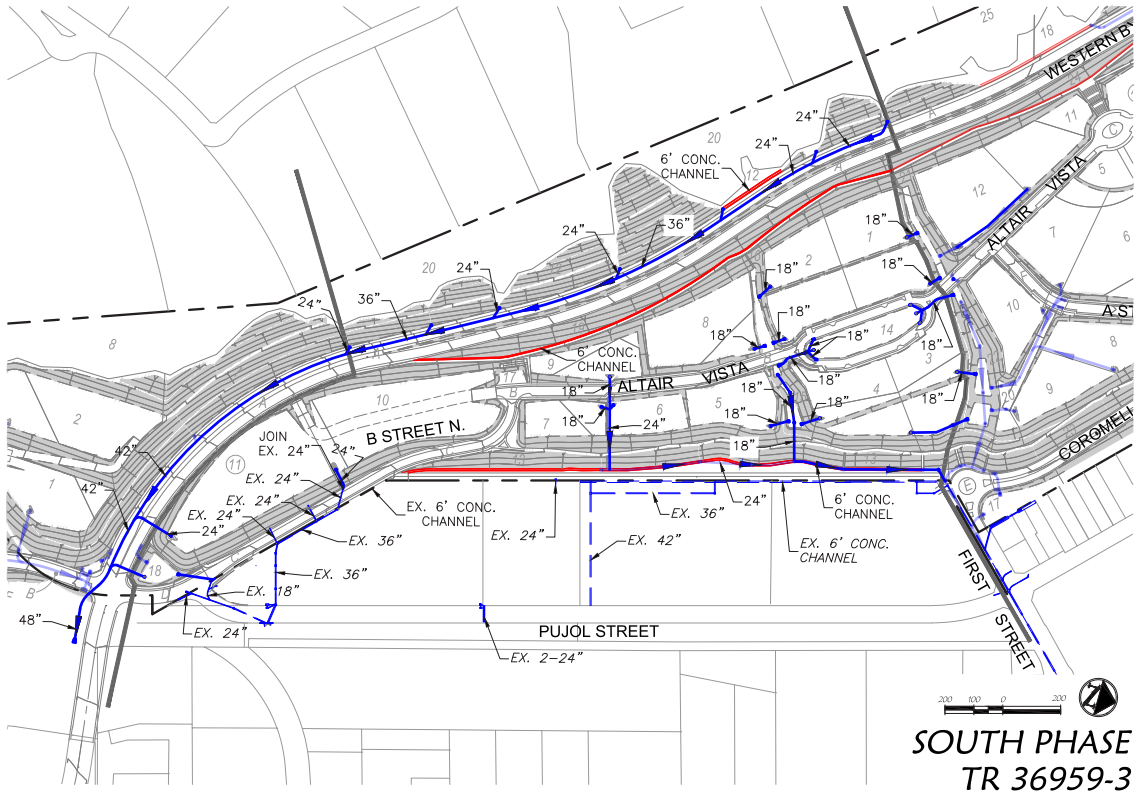


Figure 6-4 Enlarged Storm Drainage Plans by Phase



6.2 WATER

6.2.1 Water Description

Domestic Water & Fire Service

The proposed domestic water system is diagrammed in Figures 6-5 and 6-6.

The Altair Specific Plan is located within the service area of the Rancho California Water District (RCWD). The project is located within the District's Rancho division and more specifically the 1305 Pressure Zone. The District's main source of domestic water is from the Metropolitan Water District's two existing San Diego Aqueduct pipelines Numbers 4 and 5. These pipelines traverse the southern end of the project site between the proposed Civic Site and Village G. The project's domestic water service can be broken down in three systems as follows: Backbone, Onsite (to be constructed by the subsequent merchant builders) and Offsite.

Backbone

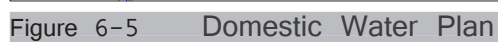
The backbone public systems will be broken down into four Tracts as follows:

Tract 36959-1 is located at the most northerly portion of the project and will connect to the existing 12-inch main in Ridge Park Drive at the intersection of the proposed Western Bypass public ROW and Ridge Park Drive public ROW. A 12-inch main will be brought on site within the Western Bypass public ROW to the intersection with Altair Vista public ROW and continuing in Altair Vista to the southerly Tract 36959-1 boundary. This portion of the proposed backbone system will provide domestic and fire service to Villages A and B.

Tract 36959-2 is located in the north central portion of the project and will connect to the existing 24-inch main in Pujol Street at First Street. A 12-inch main will be brought on site in First Street ROW to the Coromell Trail public access and utility easement which shall loop through Coromell Trail public access and utility easement, A Street public access and utility easement and Altair Vista public access and utility easement and eventually terminate at the northerly Tract 36959-2 boundary. This portion of the proposed backbone system will provide domestic and fire service to Villages C North and South as well as the School Site and Park Site.

Tract 36959-3 is located in the south central portion of the project and will connect to the existing 24-inch transmission main in the Pujol Street ROW at the most southerly portion of Tract 36959-3. A 12-inch main will extend northwesterly in the proposed Western Bypass ROW to the park area (Open Space Lot 17 in said Tract) between Villages E and F. At this location the 12-inch main will traverse the project northerly within the Altair Vista public access and utility easement to the northerly portion of said Tract 36959-3 and terminate. This portion of the proposed backbone system will provide domestic and fire service to Villages 'E', 'F' and 'D'.


 EXISTING DOMESTIC WATER LINE
 EXISTING RECYCLED WATER LINE
 PROPOSED DOMESTIC WATER LINE
 PROPOSED RECYCLED WATER LINE
 PROPOSED FIRE HYDRANT



Tract 36959 is located at the most southerly end of the Altair Specific Plan and will connect to the existing 30-inch transmission main within the proposed public ROW of 'C' Street and 'B' Street South in separate locations. This portion of the proposed backbone system will provide domestic and fire service to Village 'G' and the Civic Site.

Offsite

Offsite water main improvements would be limited to the following:

For Tract 36959-1 an offsite connection is required within the existing Ridge Park Drive public ROW where the proposed Western Bypass public ROW intersects with Ridge Park Drive. This will be a 12-inch connection to the existing 12-inch domestic water line at that location. This offsite connection will provide domestic and fire service to Villages 'A' and 'B'.

For Tract 36959-2 an offsite connection is required at the intersection of existing Pujol Street public ROW and First Street Public ROW. This will be a 12-inch connection to the existing 12-inch domestic water line at that location. A 12-inch line will then extend up within the existing First Street public ROW to the proposed Coromell Trail public ROW. This offsite connection will provide domestic and fire service to Villages 'C' North and South as well as the School site and Park Site.

For Tract 36959-3 an offsite connection is required at the intersection of existing Pujol Street public ROW and the proposed Western Bypass public ROW. This will be a 12-inch connection to the existing 12-inch domestic water line at that location. This offsite connection will provide domestic and fire service to Villages 'E', 'F' and 'D'.

For Tract 36959 two offsite connections will be required and will connect to the existing 30-inch transmission main within the proposed 'C' Street and 'B' Street public ROW in separate locations. This offsite connection will provide domestic and fire service to Village 'G' and the Civic Site.

Onsite

Onsite water systems serving the various villages would be constructed by subsequent merchant builders and may become private systems.

Final sizes, and systems will be determined at final engineering.

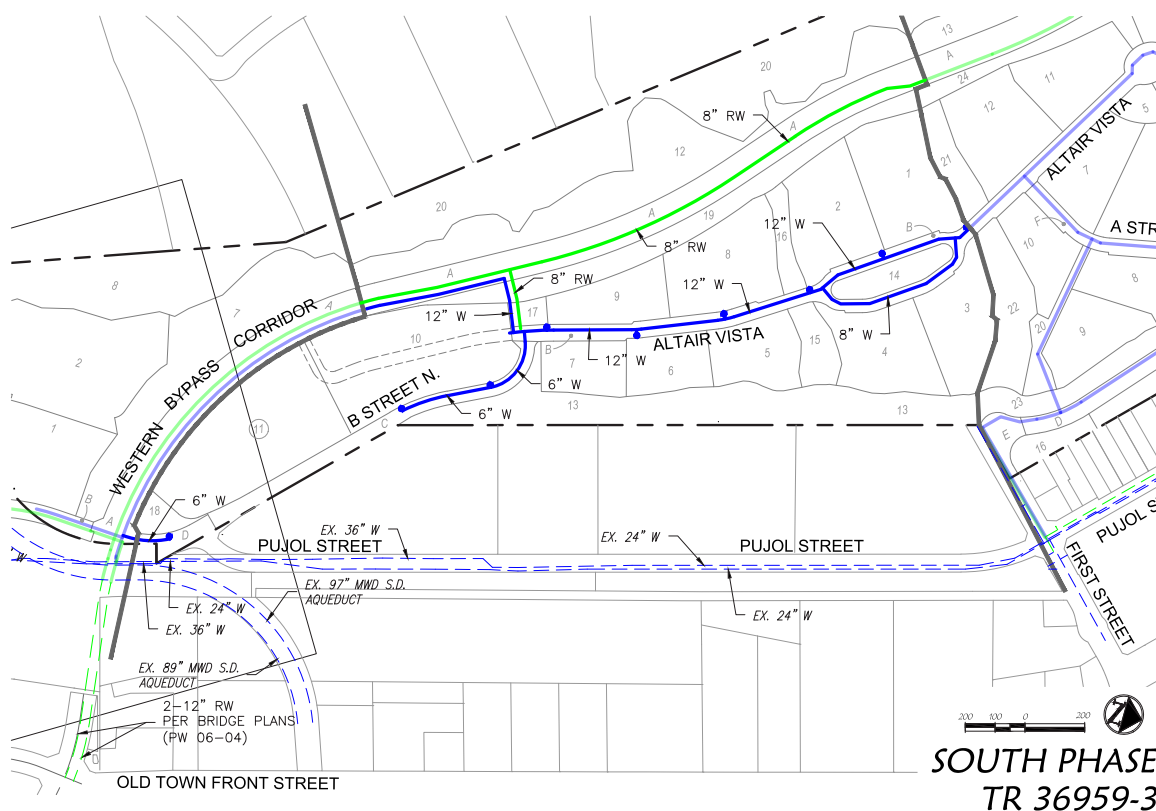
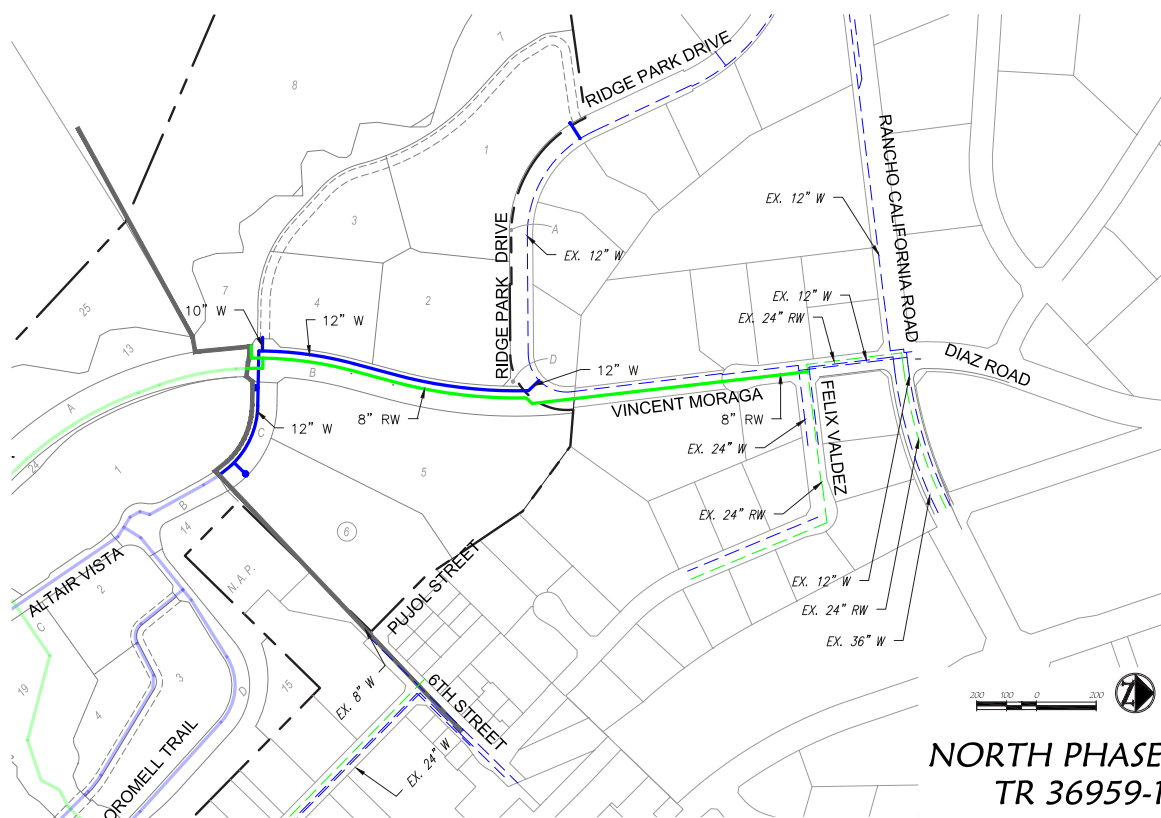


Figure 6-6 Enlarged Domestic Water Plans by Phase

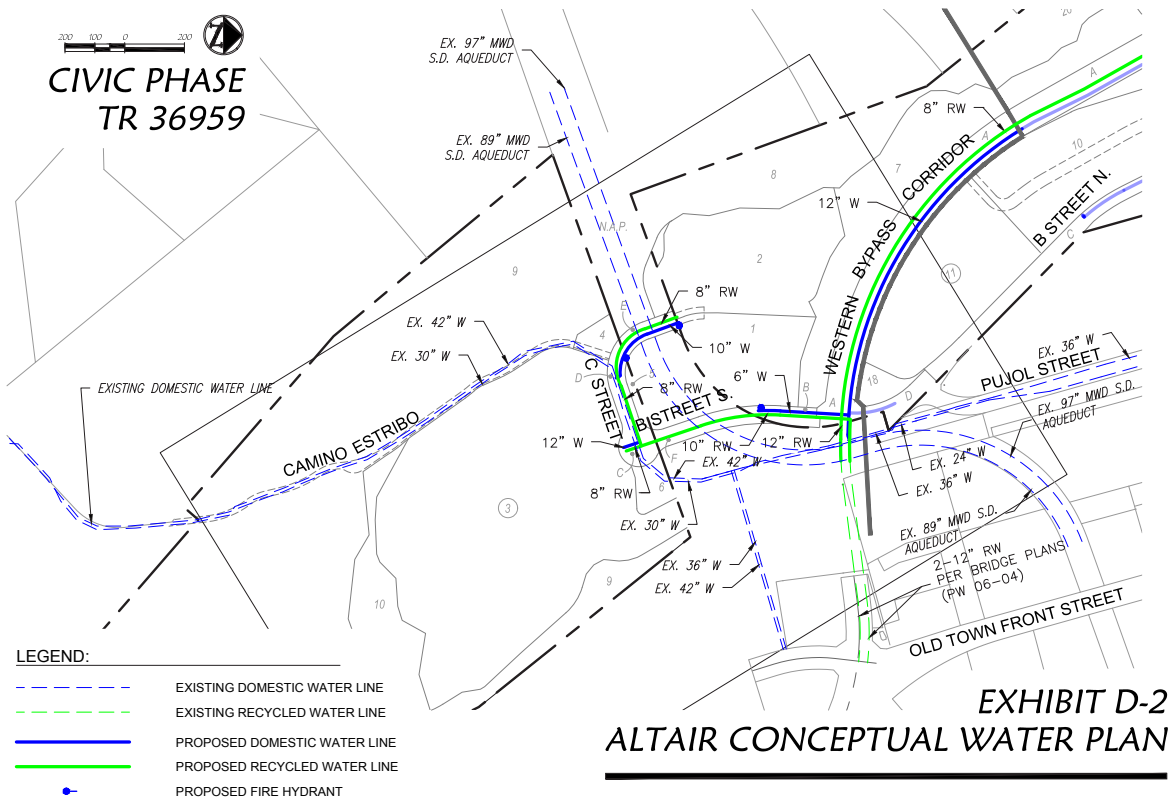
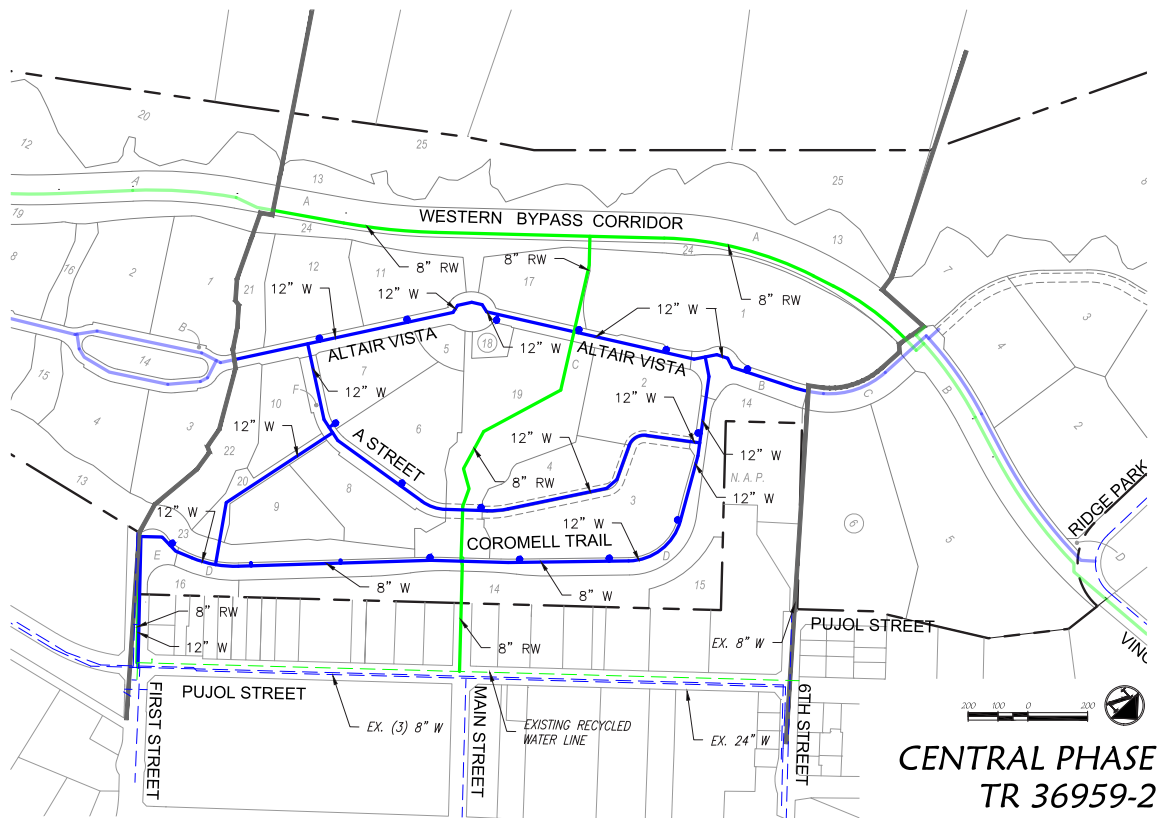


Figure 6-6 (continued) Enlarged Domestic Water Plans by Phase

Reclaimed Water

The proposed reclaimed water system is diagrammed in Figures 6-5 and 6-6.

Reclaimed water is provided by the Rancho California Water District (RCWD). The district maintains existing 24-inch reclaimed water lines within the District's 1381 Pressure Zone. These existing lines are located in a looped system from the Vincent Moraga/Felix Valdez intersection and extending southerly to the existing 24-inch reclaimed main in Pujol Street at the intersection with First Street. At the southerly end of the project, the City's approved Western Bypass bridge plans propose to bring two 12-inch reclaimed water mains westerly across Murrieta Creek from the existing 20-inch reclaimed water main in Old Town Front Street. This westerly extension within the proposed bridge from Old Town Front Street to the intersection of the Western Bypass and B Street North will provide a secondary connection point to the RCWD's reclaimed water system and meet the project's irrigation demands. The project's reclaimed water service will have a looped system that will be connected to the existing system described above and can be broken down into two systems as follows: Backbone and Offsite.

Backbone

The backbone public systems will be broken down into the four Tracts as follows:

Tract 36959-1 is located at the most northerly portion of the project and will connect to the existing 24-inch reclaimed water main at the intersection of the Vincent Moraga and Felix Valdez public ROW. An 8-inch reclaimed water main will be brought on site within the existing Vincent Moraga public ROW and continue within the proposed Western Bypass public ROW to the southerly Tract 36959-1 boundary. This portion of the proposed backbone system will provide reclaimed water service to Villages 'A' and 'B'.

Tract 36959-2 is located in the north central portion of the project and will connect to the proposed 8-inch reclaimed water main located at the southerly end of Tract 36959-1 within the proposed Western Bypass public ROW with a proposed 8-inch reclaimed water main. The proposed 8-inch reclaimed water main will continue within the proposed Western Bypass public ROW to the southerly end on Tract 36959-2. An additional proposed 8-inch reclaimed water main will connect to the proposed 8-inch reclaimed water main within the Western Bypass public ROW adjacent to the Recreation Center and traverse easterly through the Recreation Center and Park Site to the easterly boundary of Tract 36959-2 and continue offsite to connect with the existing 24-inch reclaimed water main located in Pujol Street at the intersection of First Street. This portion of the proposed backbone system will provide reclaimed water to Villages 'C' North and South as well as the School Site and Park Site.

Tract 36959-3 is located in the south central portion of the project and will connect to the proposed 8-inch reclaimed water main located at the southerly end of Tract 36959-2 within the proposed Western Bypass public ROW with a proposed 8-inch reclaimed water main. The proposed 8-inch reclaimed water main will continue within the proposed Western Bypass public ROW to the southerly end on Tract 36959-3. An additional proposed 8-inch main will connect to the proposed 8-inch main within the Western Bypass public ROW adjacent to Village 'E' and 'F' and run easterly through to a terminus at Altair Vista a Private Street. This portion of the proposed backbone system will provide reclaimed water to Villages 'E', 'F' and 'D'.

Tract 36959 is located at the most southerly end of the Altair Specific Plan and will connect to the proposed 8-inch reclaimed water main located at the southerly end of Tract 36959-3 within the proposed Western Bypass public ROW with a proposed 8-inch reclaimed water main. The proposed 8-inch reclaimed water main will continue within the proposed Western Bypass public ROW and extend offsite to connect with one of the two proposed 12-inch reclaimed water mains shown on the approved Western Bypass bridge plans. A proposed 10-inch reclaimed water main will be provided via a connection with the second proposed 12-inch reclaimed water main shown on the approved Western Bypass bridge plans and extend westerly within the proposed Western Bypass public ROW to the intersection with proposed 'B' Street public ROW and then extend southerly within the proposed Western Bypass public ROW to the Civic Site. A proposed 8-inch reclaimed water main will then connect to the proposed 10-inch reclaimed water main at the intersection of proposed 'B' Street and proposed 'C' Street both public ROW. The proposed 8-inch reclaimed water main will then extend westerly through the proposed 'C' Street public ROW and transition to a 6-inch reclaimed water main within the proposed 'C' Street public ROW and terminate adjacent to Village 'G'. This portion of the proposed backbone system will provide reclaimed water to Villages 'G' and the Civic Site and also close the reclaimed water loop system within the proposed Western Bypass public ROW.

Offsite

Offsite reclaimed water main improvements would be limited to the following:

For Tract 36959-1 an offsite connection is required to connect to the existing 24-inch reclaimed water main at the intersection of the Vincent Moraga and Felix Valdez public ROW. An offsite 8-inch reclaimed water main will be brought on site within the existing Vincent Moraga public ROW and continue within the proposed Western Bypass public ROW to the northerly Tract 36959-1 boundary. This offsite connection will provide domestic and fire service to Villages 'A' and 'B'.

For Tract 36959-2 an offsite connection is required to connect to the existing 24-inch reclaimed water main located in Pujol Street at the intersection of First Street. An offsite 8-inch reclaimed water main will be brought on site within the existing First Street public ROW to the easterly boundary of the Altair Vista Specific Plan. This offsite connection will provide reclaimed water to Villages 'C' North and South as well as the School Site and Park Site.

For Tract 36959-3 no offsite connections are required.

For Tract 36959 two offsite connections will be required, connecting the two proposed 12-inch reclaimed water mains shown on the approved Western Bypass bridge plans. These two connections will bring two proposed offsite 12-inch reclaimed water mains on site within the existing Western Bypass public ROW to the easterly boundary of the Altair Vista Specific Plan. These offsite connections will provide reclaimed water to Villages 'G' and the Civic Site.

Final sizes and systems will be determined at final engineering.

6.2.2 Water Development Standards

1. All water lines shall be designed per the Rancho California Water District and the Eastern Municipal Water District requirements for the reclaimed water system.
2. The project shall comply with Title 20, California Administrative Code Section 1604 (f) (Appliance Efficiency standards), which establishes efficiency standards that set the maximum flow rate of all new showerheads, lavatory faucets, as well as Health and Safety Code Section 17621.3 which requires low-flush toilets and urinals in virtually all buildings.
3. The EIR mitigation measures, standard Conditions of Approval, and Project Design Guidelines shall be followed.

6.3 SEWER

6.3.1 Sewer Description

The proposed sewer system is diagrammed in Figures 6-7 and 6-8.

The project is within the boundaries of the Eastern Municipal Water District (EMWD) sanitary sewer service area. All project generated wastewater flows will be transported via a proposed network of onsite and offsite gravity pipes which will be tributary to the District's existing offsite Pujol Street lift station. A Plan of Service (POS) for the entire Altair Specific Plan has been approved by EMWD on July 14, 2016. The Altair Specific Plan has been identified in the EMWD overall master-plan, including the July 2015 approved Pala Lift Station Condition & Capacity Assessment and Implementation Plan which has identified that capacity at build-out will be available to serve the Altair Specific Plan via the Pujol Lift Station. The project's sewer service will be a gravity system that will be connected to the existing system described above and can be broken down into three systems as follows: Backbone, Offsite and Onsite (private to be constructed by the subsequent merchant builders).

Backbone

The backbone public systems will be broken down into four Tracts as follows:

Tract 36959-1 is located at the most northerly portion of the project and sewer will be provided by constructing a new 8-inch gravity sewer main from the proposed intersection of Altair Vista public ROW and the Western Bypass public ROW, the proposed 8-inch sewer main will proceed southerly within the proposed Altair Vista public ROW and then leave the proposed Altair Vista public ROW northeasterly along the southerly limits of Tract 36959-1. It will then head southeasterly within the existing EMWD easement along the easterly boundary of the Altair Specific Plan where it will intersect with existing First Street. At this point the sewer will be up-sized to 12-inch and continue easterly within the First Street Public ROW to the Pujol Lift Station, the 12-inch gravity sewer will be considered offsite improvements associated with the backbone system for Tract 36959-1. This portion of the proposed backbone system will provide sewer service to Villages A and B.

Tract 36959-2 is located in the north central portion of the project and sewer will be provided by constructing two 8-inch gravity sewer mains. The first being located in Altair Vista private street and beginning just northerly of the roundabout in Altair Vista, the 8-inch sewer will run northerly in Altair Vista and connect to the proposed Tract 36959-1 8-inch gravity sewer main. The second being located in Altair Vista private street just southerly of the roundabout in Altair Vista and continuing southerly in Altair Vista to the intersection of A Street private street, the 8-inch sewer will then continue through A Street to the intersection of Coromell Trail private street and then continue southerly within Coromell Trail and connect to the proposed 12-inch gravity sewer constructed in First Street as part of Tract 36959-1. This portion of the proposed backbone system will provide sewer service to Villages C North and South as well as the School Site and Park Site.

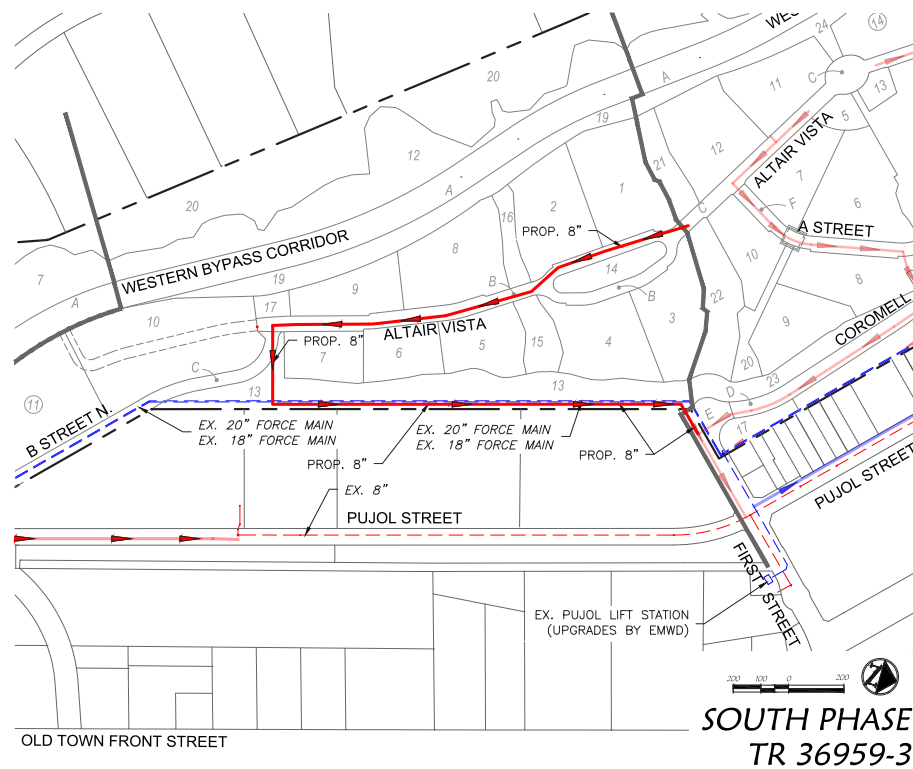
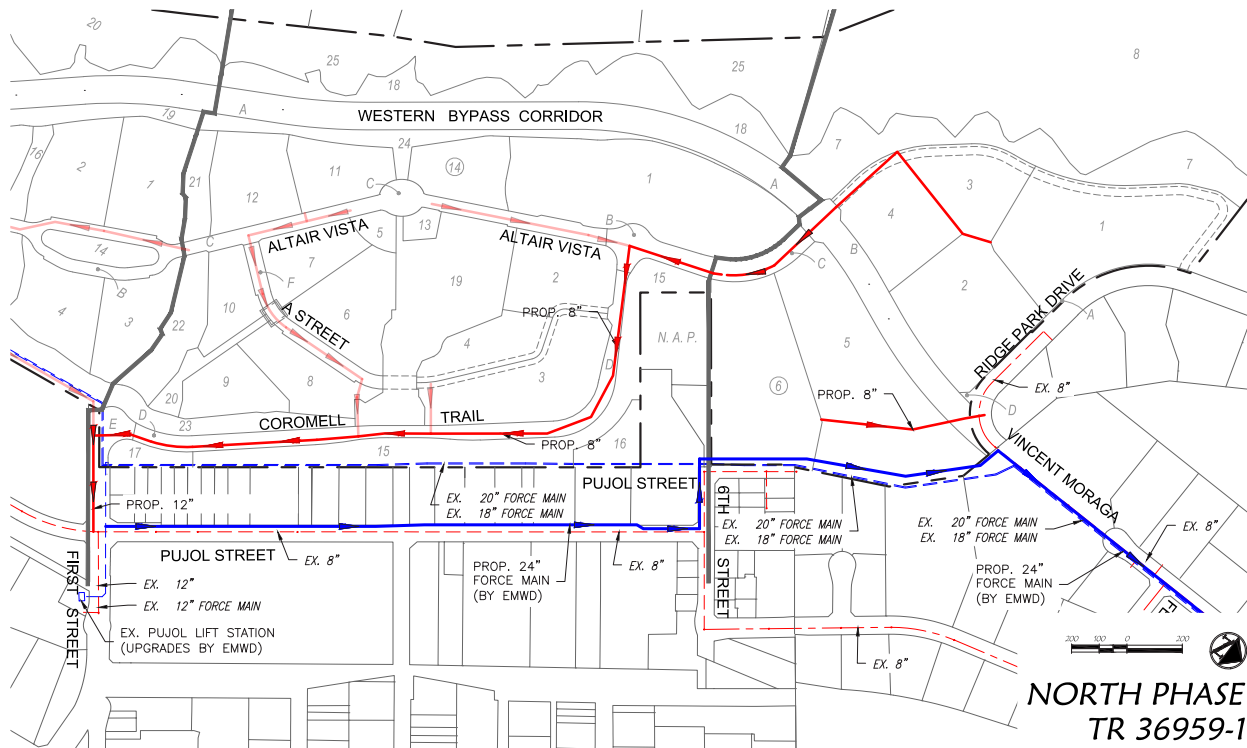
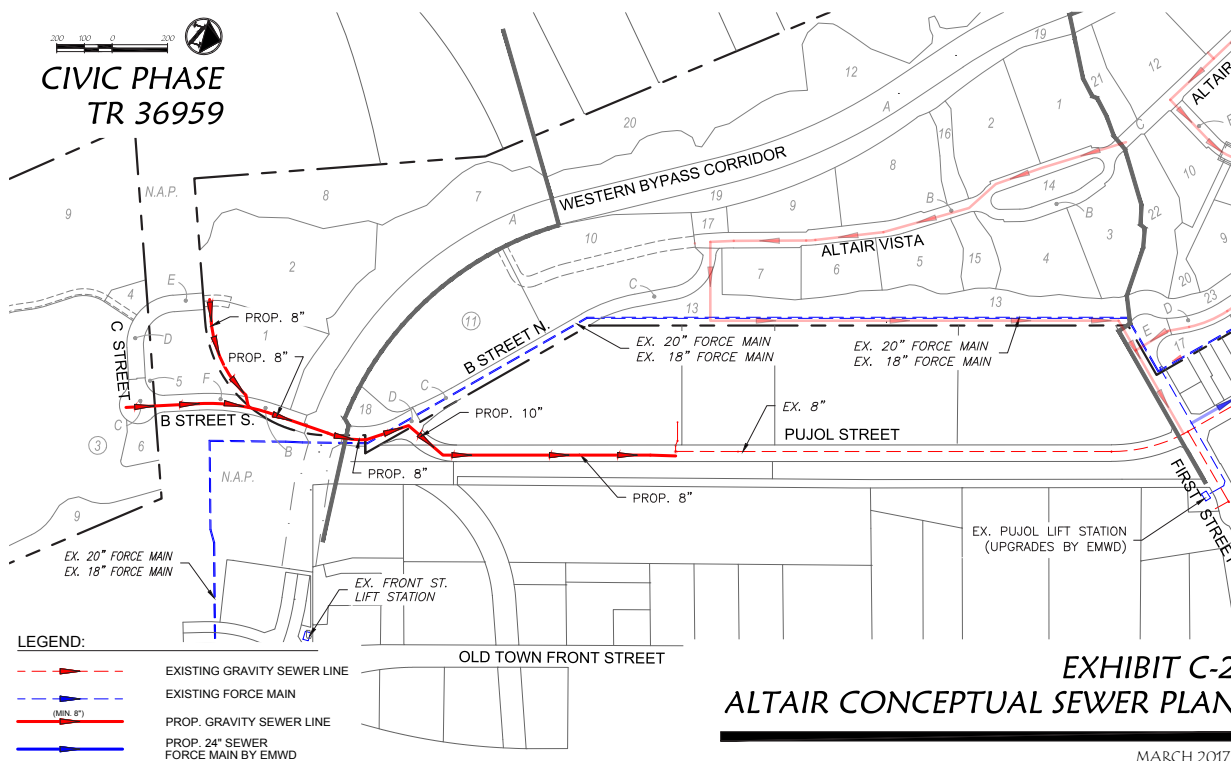
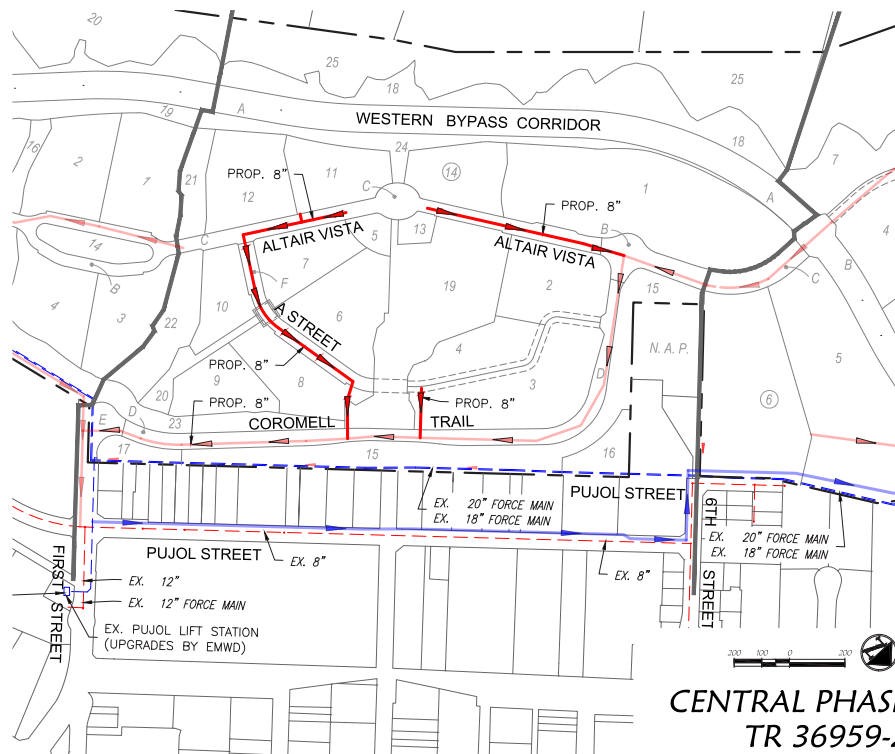


Figure 6-8 Enlarged Sewer Plans by Phase



Tract 36959-3 is located in the south central portion of the project and sewer will be provided by constructing 8-inch gravity sewer mains in Altair Vista private street beginning at the northerly boundary of Tract 36959-3 and running southerly within Altair Vista to the intersection of B Street private street and then running easterly to the existing EWWD easement and then run within the easement northerly and connect to the proposed 12-inch gravity sewer constructed in First Street as part of Tract 36959-1. This portion of the proposed backbone system will provide sewer service to Villages E, F and D.

Tract 36959 is located at the most southerly end of the Altair Specific Plan and sewer will be provided by constructing a new 10-inch sewer main from the proposed civic site within 'B' street public ROW and running northerly to existing Pujol Street public ROW the 10-inch main will then run northerly within Pujol Street to the proposed 12-inch gravity sewer constructed within First Street as part of Tract 36959-1. This portion of the proposed backbone system will provide domestic and fire service to Village G and the Civic Site.

Offsite

Offsite sewer main improvements would be limited to the following:

For Tract 36959-1 an offsite 12-inch gravity sewer main will be constructed within First Street public ROW and run easterly within First Street to the Pujol Lift Station.

For Tract 36959-2 no offsite connections are required.

For Tract 36959-3 no offsite connections are required.

For Tract 36959 an offsite new 10-inch sewer main from the proposed civic site within 'B' street public ROW and running northerly to existing Pujol Street public ROW the 10-inch main will then run northerly within Pujol Street to the proposed 12-inch gravity sewer constructed within First Street as part of Tract 36959-1.

Onsite

All onsite sewer systems serving the various villages would be constructed by subsequent merchant builders and may become private systems. Final sizes, and systems will be determined at final engineering.

6.3.2 Sewer Development Standards

1. Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the Riverside County Health Department.
2. Assurance for provision of adequate sewer service is required prior to approval of a subdivision map, and/or Development Plan for commercial uses in accordance with the State Subdivision Map Act.
3. All sewer lines shall be designed per Eastern Municipal Water District requirements.
4. The EIR mitigation measures, standard Conditions of Approval, and Project Design Guidelines shall be followed.

6.4 DRY UTILITIES

6.4.1 Dry Utility Description

Specific Plan Development Guidelines shall dictate the location and screening of onsite electric power facilities such as transformers and underground vaults.

The project is currently within the Frontier service area for telephone and fiber optic internet. All onsite telephone service lines shall be within underground conduits. The Specific Plan Development Guidelines shall dictate the location and screening of onsite telephone facilities such as underground vaults and above ground connection pedestals.

Spectrum currently provides cable television, internet and residential phone services to the project area. All onsite cable service lines shall be within underground conduits. The Specific Plan Development Guidelines shall dictate the location and screening of onsite cable facilities such as underground vaults and above ground connection pedestals.

6.4.2 Dry Utility Development Standards

1. All natural gas facilities shall be installed underground and by or in accordance with Southern California Edison regulations and specifications.
2. All electric power facilities shall be installed underground and by or in accordance with Southern California Edison regulations and specifications.
3. All telephone facilities shall be installed underground and by or in accordance with Frontier's regulations and specifications.
4. All cable television facilities shall be installed underground and by or in accordance with Spectrum's regulations and specifications.
5. The EIR mitigation measures, standard Conditions of Approval, and Project Design Guidelines shall be followed.

7 PUBLIC SERVICES

7.1 Schools

Schools located within the Temecula Valley Unified School District provide elementary, middle school and high school education to students generated by residential development in Altair. Vail Elementary School located at 29835 Mira Loma Road (1.12 miles away), Margarita Middle School located at 30600 Margarita Road (2.26 miles away) and Temecula Valley High School located at 31555 Rancho Vista Road (2.03 miles away) currently include the Altair project area within their service boundaries. All three schools operated below capacity in the 2013-2014 school year.

A new elementary school is proposed on site to service the area of Temecula immediately west of Interstate 15, including Old Town Temecula. Many of the students for the proposed elementary school will be residents of Altair. A prominent and easily accessed land parcel of approximately 7 acres will be dedicated to the Temecula Valley Unified School District for construction of a school, depending on the District's assessment of their needs.

A school facilities fee provides funding for school construction and is authorized by State of California. Developers of residential projects will be responsible for the payment of fees associated with public school service based on the square foot area of residential construction and as established by the school district in accordance with State law. Additionally, a portion of the property taxes generated by the project will be allocated to the school district.

7.2 Libraries

There are two libraries in Temecula that are part of the Riverside County Library System, which has 35 branch libraries and two bookmobiles. Temecula Public Library, located at 30600 Pauba Road (1.63 miles from Altair), has a Technical Homework Center, a Law Resource Center and two community rooms. The second facility, Grace Mellman Community Library, is located at 41000 County Center Drive. The County of Riverside has under contract Library Systems and Services, a private national contractor, to operate the library system.

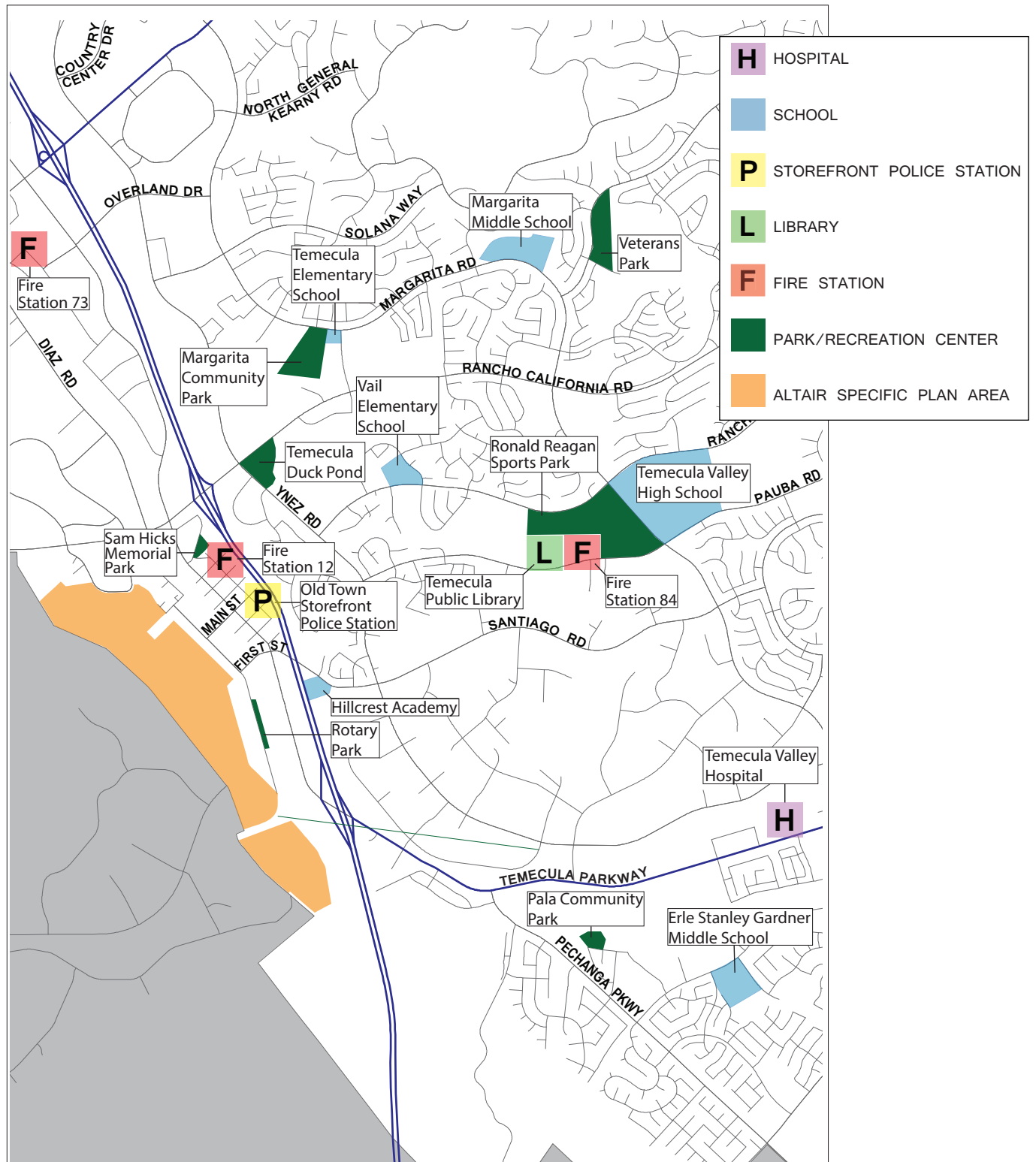


Figure 7-1 Public Services

7.3 Fire Protection

Fire protection is provided by the Riverside County Fire Department (RCFD), through a contract with the City of Temecula. Temecula is primarily served by Battalion 15 of RCFD's Temecula Division, which consists of seven stations housing seven engines and one aerial ladder truck to serve multistory buildings. Battalion 15 targets four person staffing, including one paramedic. This policy helps promote faster response times and helps ensure safety of the firefighters and citizens of the Temecula community.

Fire service to Altair will likely be provided by Fire Station 12, located at 28330 Mercedes Street, approximately 1/3 mile from the project site. This station provides both fire protection and paramedic services. Fire Station 73, located at 27415 Enterprise Circle West (1.5 miles away and equipped with the ladder truck) and Fire Station 84 at 30650 Pauba Road (1.8 miles away) serve as secondary responders.

Altair is located near a wildfire hazard area. The Western Bypass Corridor forms a fire barrier protecting the majority of the proposed development. Fuel Modification setbacks for the remaining areas are defined in the Tentative Tract Map concurrent to this Specific Plan.

7.4 Police

The Temecula Police Department provides about one police officer per 1,000 residents through a contract with the Riverside County Sheriff's Department for staff and equipment. The RCSD Southwest Station is located at 30755-A Auld Road in Murrieta, CA and is the closest full station at approximately 6.4 miles from the Specific Plan area. In addition, Temecula has two storefront police locations, one in Old Town Temecula at 28690 Mercedes Street, near 3rd Street (1/3 mile from the project site) and one in the Promenade Mall at 40820 Winchester Road, suite 2020. A traffic team, investigations bureau and special teams to deal with drugs and gang-related issues are integrated into the police department.

7.5 Parks

The City of Temecula has more than 39 City parks. City Parks located in the immediate vicinity of Altair include Rotary Park, a 1.09 acre park with BBQ and picnic tables located on the corner of Pujol Street and 1st Street, Town Square Park at the fountain at the east end of Main Street, the Duck Pond at 28250 Rancho California Rd and Sam Hicks Memorial Park, a 1.8 acre park, located within ½ mile of the project site, contains a children's play area, picnic tables and restrooms.

Parks, open space and recreational facilities will be provided in the Altair development. These amenities are described in Section 8.

7.6 Hospitals

There are four regional hospitals within an 8-mile distance of Altair: Temecula Valley Hospital, Rancho Springs Medical Center and Loma Linda University Medical Center in Murrieta, and the Inland Valley Regional Medical Center in Wildomar. Temecula Valley Hospital is the closest and largest, located approximately 2.3 miles away at 31700 Temecula Parkway. This is a 140-bed facility with five surgical suites, a full ER and expansion potential on its 37-acre campus. The hospital has 300 associated physicians.

7.7 Public Transit

Riverside Transit Agency (RTA) was established in 1975 to operate bus service in Riverside County. RTA is the Consolidated Transportation Service Agency for western Riverside County and is responsible for coordinating transit services throughout the approximate 2,500 square mile service area, providing driver training, assistance with grant applications and development of Short Range Transit Plans (SRTPs).

RTA provides both local and regional services throughout the region with 36 fixed-routes, eight CommuterLink routes, and Dial-A-Ride services using 266 vehicles. In the cities of Corona, Beaumont and Banning, RTA coordinates regional services with municipal transit systems. In Riverside, RTA coordinates with the city's Riverside Special Services, which provides ADA complementary service to RTA's fixed-route services.

Old Town Temecula is served by bus transit with three Local Routes 79, 23 and 24 with alternate routing and three Commuter Routes 202, 206 and 208. Route 202 runs from Murrieta to the north and reaches in Oceanside to the south. Route 206 runs between Promenade Mall and Corona Transit Station. Route 208 runs from Promenade Mall and reaches Downtown Riverside. In addition, the Temecula Trolley (route 55) is a loop route that circulates just east of Interstate



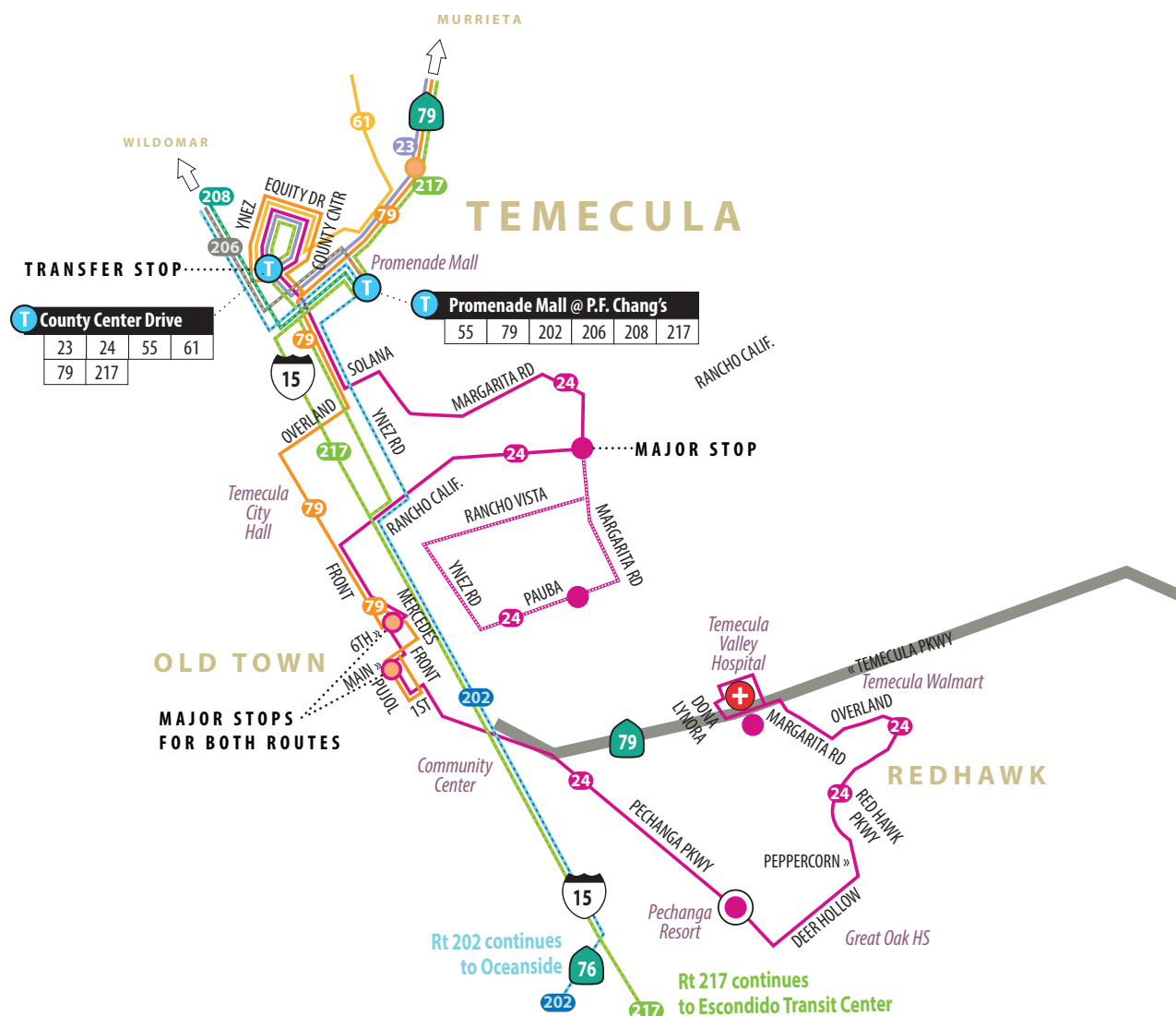
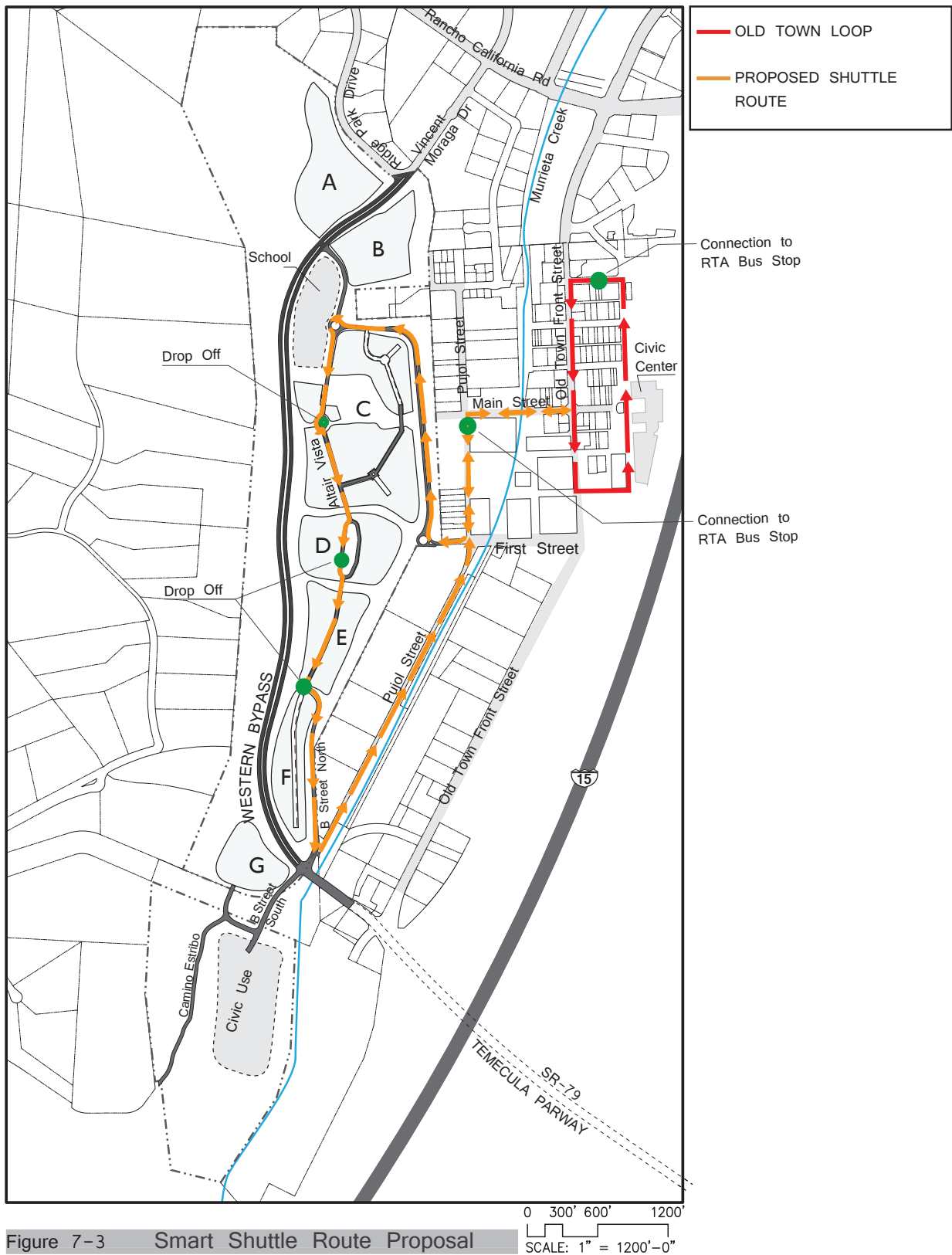


Figure 7-2 RTA Route Map

15 next to The Promenade at Temecula and Harveston School Road at the north end.

Local Route 24 also connects to Margarita and Gardner Middle Schools and to Temecula Valley High School. RTA provides discounted monthly passes to students in grades 1-12 to facilitate public transit for commutes to school.

Altair will participate with the RTA and the City of Temecula to further a “Smart Shuttle” or “bike share” program to link Altair with Old Town Temecula and the RTA Bus system. A proposed route with connections to RTA bus routes 24 and 79 is shown in Figure 7-3. The Master Developer will contribute financial support for a period of two years as defined in the Development Agreement. The shuttle will be operated by the RTA.



7.8 Waste Management

The Riverside County Waste Management Department (RCWMD) operates six landfills that serve Riverside County residents.

All new development projects are required to provide Refuse/Recycling Collection and Loading Areas. Development near or adjacent to a Department facility may be subject to additional requirements/restrictions. These projects are addressed on a case-by-case basis.

Design Guidelines for Refuse and Recyclables Collection and Loading Areas

The City of Temecula publishes Waste and Recycling Design Guidelines for multifamily and commercial projects through its franchise waste hauler (currently CR&R Inc.). The guidelines are intended to assist project proponents in identifying space and other design considerations for Refuse/Recyclables collection and loading areas, consistent with state and local regulations.

See also Section 9.5 for design of refuse and recyclable area enclosures.

Trash and Recycling

The City of Temecula contracts with a franchise waste hauler (currently CR&R Inc.) for trash and recycling services. CR&R provides trash collection with a state of the art recycling and green waste program. Automated collection is an efficient and safe process for collecting residential waste and recyclables. Through the use of a mechanical arm operated by the driver, trash is collected quickly and neatly. Each home (except multifamily housing) is furnished with three special containers which residents roll out to the curb on collection day: for trash, recycling and green waste, respectively. Section 10.9 describes space requirements for storing these containers.

Green Waste Disposal

Green waste can be disposed of using the green 3-yard bin and collected by CR&R or through the City of Temecula's City Wide Clean Up events held periodically. Commercial and multifamily residential properties are required to implement an organic material recycling program in compliance with AB 1826. Detached and attached single-family developments at Altair are also required to provide facilities for green waste.

Construction and Demolition (C&D) Recycling

Prior to receiving a permit, developers or their contractors must contract with the City of Temecula's franchise waste hauler for recycling of construction and demolition waste.

8 OPEN SPACE AND RECREATION PLAN

The City of Temecula General Plan targets *5 acres of useable park land per 1,000 population* in its Open Space and Conservation Element in order to ensure sufficient park land and recreation facilities. While the General Plan excludes natural open space and trails from its park standard, they are a substantial and integral part of the open space and recreation network at Altair. The large amount of natural and interstitial open space and usable cycling and running trails complements the available active open space. This inter-connected system is consistent with and contributes to the Temecula Multi-Use Trails and Bikeways Master Plan, discussed previously in Section 4.

To meet the General Plan target, Altair would need between 9.6 and 19.3 acres of useable park land, based on an expected person per household factor of 2.2 and planned development intensity in the range of 870-1,750 dwelling units. The target factor of 5 acres per 1,000 persons is high for the region. The City of San Diego, for instance, requires only 2.8 acres per 1,000 population in its General Plan, while the City of Riverside requires 3 acres per 1,000 residents. Escondido recognizes the value of passive parks and habitat land by targeting passive and active open space in equal measure, with a combined total of 11.8 acres per 1,000 people. The combined passive and active open space area in the Altair Specific Plan totals approximately 140 acres. This equates to 36 acres per 1,000 residents at the maximum density of 1,750 dwelling units.

A successful community has many different kinds of open space that offer a range of activities and varying levels of privacy and control. Open space is divided into four main categories in the Altair Specific Plan: natural open space, interstitial open space, active open space and private open space. A summary of open spaces are shown in Tables 8-1 and 8-2 and general locations are indicated in Figure 8-1.



Use	Acres	% of Total
Conservation Open Space	87.20	32.3%
Open Space	31.50	11.7%
Clubhouse and Recreation Center	2.05	0.8%
Parks, Trails & Bikeways		
Master Developer	10.18	
Guest Builders	3.55	
Elementary School	2.00	
Total	15.73	5.8%
Developed Area* (Residential, School + Civic Sites)	105.21	39.0%
Roadways	28.22	10.5%
Total	269.91	100.0%

* Approximately 20% of the Village Lot Areas are 2:1 open space slopes to the east and/or west of each Village. The final buildable pad area is anticipated to be 60 - 65 acres (22%-24% of the total acreage).

Table 8-1 Open Space Summary

Location	Use	Responsibility	TOTAL AREA (Acres)		Portion of Park Area that is Open to the Public
			Master Developer / School District	Guest Builder	
Active Open Space			Master HOA Maintained	Sub-HOA Maintained	
Village A	Active Park	Guest Builder		0.95 ¹	0.65
Village B	Active Park	Guest Builder		0.65 ¹	0.40
Village C	Active Park	Master Developer	5.04	0.75 ²	5.04
	Plaza	Master Developer	0.37		0.37
	Promenade	Master Developer	0.59		0.59
	Community Center	Master Developer	2.05		2.05
Village D	Active Park	Master Developer	0.80	0.15 ²	0.80
Village E	Active Park	Guest Builder		0.35 ¹	0.25
Between E+ F	Active Park	Master Developer	0.25		0.25
Village F	Active Park	Guest Builder		0.60 ¹	0.40
Village G	Active Park	Guest Builder		0.10 ²	
School	Play Field	School District	2.00		2.00 ³
Trail South of 1st Street	Class I Bikeway	Master Developer	1.40		1.40
Trail North of 1st Street	Jogging Path	Master Developer	0.78		0.78
Western Bypass	Class I Bikeway	Master Developer	0.92		0.92
		Active Subtotal :	14.19	3.55	15.89
Natural Open Space					
Upper Hillside Civic Site	MSHCP + Slopes	Master Developer	69.05		
	MSHCP + Slopes	Master Developer	37.24		
Interstitial Open Space					
	Passive Ravines + Slopes	Master Developer	21.49		21.49
		Total:	141.97		37.38

1. Includes Guest Builder constructed "String of Pearls" parks that are open to the public (1.7 acres).
2. Estimated Common Open Space parks (varies based on product type) which may be public or private.
3. Subject to joint use agreement with School District.

Table 8-2 Park and Open Space Areas



Figure 8-1 Parks, Open Space and Amenities Plan

8.1 Natural Open Space

Natural open space is basically left in its current state. While access is not prohibited, natural open space is only intended to be active or programmed for recreation where intentionally delineated. Natural open space in the Altair Specific Plan is primarily located in the MSHCP corridor west of the Western Bypass and at the southern portions of the site. It includes natural habitat, chaparral, Diegan coastal sage scrub, and oak woodland. The majority of this area is part of Proposed Linkage 10 in the Multiple Species Habitat Conservation Plan and will provide both live-in habitat and a passageway for critical species including bobcat and mountain lion. A smaller portion is located within the proposed Constrained Linkage 13 of the MSHCP. The natural open space within the Specific Plan area is connected to the much larger MSHCP plan that extends westward beyond the ridgeline, maximizing the value of each area as part of a greater conservation zone.

The south 55-acre parcel is mostly natural open space with a proposed nature center and trails serving the public. The south portion of this parcel is just across the river from the Temeku Village Site. Natural open space in this area provides an appropriate backdrop and helps to maintain the cultural significance of the neighboring historical site. The conservation area preserves a large stand of native oak.

Effective separation of natural habitat from development is critical to preserve the habitat and protect both native species and residents, including their pets, from predators. The Western Bypass Corridor divides most of the natural open space from new development. A wildlife fence will also be provided as shown in Figure 8-1 to keep animals out of the Bypass and to separate the natural open space from Villages A and G.



Wildlife Fencing Standard:

1. 8.0' high vinyl coated chain link "Wildlife Fence" with access gates included throughout.
2. Located at the toe of slope along the entire Western Bypass Road as well as areas adjacent to Villages A and G (see Figure 8-1).

Protection from fire hazards is also critical for development near natural open space. The Western Bypass Corridor will act as a fire break to most of the proposed development at Altair. A Fuel Modification Plan will be a condition of approval of the Tentative Tract Map, which includes fire setback areas where developed parcels are directly adjacent to potential wildfire areas.

8.2 Interstitial Open Space

Interstitial open spaces are the landscaped areas between the village clusters and at the edge of the developed area. Interstitial spaces serve several functions. They define the perimeter of each village. They add variety to the circulation experience, especially for pedestrians and cyclists. Interstitial spaces are typically characterized by steep slope banks or ravines, as they transition between development at different elevations. They are also opportunities for bioswales. Therefore, they are integral to the grading and drainage plan patterns discussed in previous sections of this specific plan. They are also destinations in themselves, offering a quieter alternative to the more active parks.

All disturbed areas in Altair are slated to be restored with Native vegetation to match the surrounding hillsides. Hiking Trails through the interstitial open space areas will allow residents and visitors to have a close encounter with the natural world.



8.2.1 Ravines

The ravines generally run west to east and slope longitudinally down toward the east. They loosely align with existing draws in the undisturbed open space to the west of the Western Bypass. The naturalized drainage draws, shown in section 6 will utilize native riparian vegetation to serve as water quality treatment corridors. These draws will also feature boulders and rock repurposed from grading operations to create naturalized grade breaks and check dams in the draws. Roads and trails cross the ravines over bridges, culverts and footbridges. These spans are creative design opportunities that contribute to the personality of Altair.

8.2.2 Bypass Trail

The bypass trail area separates the Western Bypass from the residential development and is a linear open space running along the east edge of the road. The trail roughly parallels the bypass, is contiguous to the road at the north and south ends, but drops away from and below the road for most of its length. The trail can be accessed from several points in the community, as identified in Figure 4-2. It is a paved trail serving pedestrians and cyclists and is designed as a Class 1 Bikeway. There are slope banks to either side of the trail and some low retaining walls. Native landscaping will buffer noise and sight lines from the road to screen adjacent residences. Views from the trail are dramatic and certain vistas are highlighted with breaks in the trees, areas to step off the trail, etc. The bikeway portion of the bypass trail area is included as active open space in Table 8-1.

The trail network is also an opportunity to display artwork in a public setting, such as the example on the right. Art installations alongside a trail add whimsy and delight and can support themes such as nature or movement. Altair's contribution to Art in Public Places is discussed in Section 9.9.



A sculpture on the Lackawanna River Heritage Trail

8.2.3 Eastern Slope

Altair is a linear site occupying the hillside west of Old Town Temecula. The eastern edge of the site slopes down to meet the existing grade at the property line. A stabilized decomposed granite trail runs along the slope, utilizing a bench required by adopted grading standards. As with the Bypass Trail, the elevation change of the eastern slope offers overlooks of the City and vistas of the surrounding terrain.

A utility and emergency fire access easement parallels the property line at the base of the slope south of First Street. The easement is proposed to be widened from the existing 30 feet to 40 feet. This easement has long been used by the community as a dog walking trail - a use that is anticipated to continue. This area will also be improved as a paved bikeway per the Circulation section.

The eastern slope is intersected by ravines at their bases. Grades are softened at these junctions to slow run-off from the ravine, which also relieves the visual continuity of the slope bank. A major intervention occurs at the perpendicular path connecting the central park to Main Street. This path and how it cuts through the slope bank is described more thoroughly below.

8.3 Active Open Space

Active open space is developed for human recreation and gathering. These spaces are the focus of the individual neighborhoods of the Altair Specific Plan and give each village its unique character. Active spaces are closely tied to adjacent architecture, functioning as outdoor rooms. They often occupy important loci or scenic vantage points within the overall plan.



Active open space falls into two general types at Altair: public open space and common open space.

8.3.1 Public Open Space

Public Open Spaces are parks, playfields, and other spaces for public use that are typically established by the master developer and maintained by the Altair community as a whole. Public Open Spaces include the central park, the Community Center area, upper stair and plaza and the promenade, all at Village C; the village parks; and the Nature Center trails at the Civic Site. Guest builders can also install and maintain public open spaces as long as they are open to the general public, such as at the village parks. Active public open spaces include circulation elements such as Class I bikeways and established paths that can be used for walking or jogging. The pedestrian link from Village C to Main Street is a series of connected urban spaces at the Grand Stair and Main Street plaza that encourages interaction between residents of Altair and Old Town.

A Recreation Center and Clubhouse are provided to serve all residents of Altair. Both of these facilities are located in the Community Center at Village C and they define and punctuate the Plaza at the top of the Main Street axis. See the Village C description in Section 3 for more information on this area of the Plan and its adjacencies.

The Recreation Center features an outdoor pool and spa framed by the recreation building and a pergola. Inside the recreation building are locker rooms, restrooms, spaces for fitness equipment and yoga or other exercise classes, a children's game room and offices and other support spaces. The Recreation Center edges grand steps at the peak of the Main Street axis, a prime gathering space and scenic viewpoint.

The Clubhouse anchors the southwest corner of the central park at Village C. The Clubhouse is a 2-story structure featuring a large terrace that spills out into the park at it's high point. Casual seating is provided on the terrace, offering excellent views of the park, Old Town and the surrounding hills of Temecula. Residents and guests may relax on these terraces while enjoying music or other performances in the park. Inside the Clubhouse are kitchen and dining facilities, meeting rooms and game rooms. A restaurant or wedding / banquet facility may also be considered to optimize this unique location. Under the Development Agreement, the building will provide office space for the Community Services Department, which will work with the Master HOA for the potential hosting of classes, activites and wedding or event rentals at the facility.



8.3.2 Common Open Space

Common Open Spaces are defined and installed as part of individual development projects within the Altair Specific Plan area, typically by a guest developer. Common open spaces may be shared facilities serving an entire village or can be communal pools, courtyards or roof terraces for residents of a particular project as a private amenity. Requirements for the minimum aggregate area and dimension of common open spaces per project are designated by building type in Section 10, Development Standards and Table 10-4. Common open spaces should connect to the pedestrian circulation system wherever practical.

Some of the common open space amenities for residents may contribute toward the total active park area required to be provided by guest builders in each village. However, a minimum area of park space in each village must be open to the public. The minimum areas of total park and public park are indicated in Table 8-2.



The open space and recreational imagery, Figure 8-2, sets the theme of the Altair parks and open space and influences the community as a whole. Natural play areas, open play fields, and nature trails encourage children and adults alike to live active, healthy lifestyles. Urban parks mixed in pockets of open space allow all members of the community to have access to a park space no matter where they live in Altair. A wide array of recreational uses from urban parks to naturalized open space provokes the residents of Altair and Temecula to explore nature and their community. Active open spaces can also satisfy lifestyle needs beyond recreation. Functional program areas such as dog parks, playgrounds and communal vegetable gardens offer convenience and blend social interaction with daily tasks.

Most of us can remember playing outside all day until it was dinner time, exploring a creek or corner of a vacant lot, and getting “lost” in nature as a kid. During the last generation, there has been a major shift from outdoors to indoors. Kids seldom play outside anymore unless under the direct supervision of a parent and often times as a scheduled visit to a “tot lot”. In *Last Child in the Woods*, Richard Louv explores the missing connection to the natural world and describes how we can save our children (and ourselves) from “Nature Deficit Disorder”. Feeling the warmth of a boulder, sensing the softness of pine needles underfoot, hearing the rustle of leaves, or experiencing the fragrance of a plant species can connect us to a green space.

Research says “Natural Play” contributes to the overall physical, cognitive, and emotional development of children, helps them score higher on tests for concentration and self-discipline, helps them experience more diverse play, helps them exhibit less aggressive behavior, strive toward advanced motor fitness, and become healthier. The recreational value of Altair is enhanced by going “beyond the tot lot” by providing open lawn areas and traditional park elements as well as natural places to discover, explore, climb, dig and roll. Native plantings requiring little to no maintenance will be used to blend into the natural setting and reduce maintenance costs.



Figure 8-2 Open Space and Recreational Images

8.4 Private Open Space

Private Open Spaces are yards, patios, balconies, entry stoops, courts or roof terraces attached to individual dwelling units for the private use of the residential household. Requirements for the minimum area and dimension of private open space per dwelling unit are designated by building type in Section 10, Development Standards. Private open space can be located on any side of a dwelling unit, as fits its purpose.

8.5 Park Programming

The Master Developer and Merchant Builder Parks of Altair are intended for a range of flexible and passive uses that will provide common social spaces for each Village and the Altair Community as a whole. These spaces are not intended to be “over-programmed” or “over-amenitized”. Instead, they should allow a flexible range of recreational uses such as picnicking, kite flying, pick up soccer games, playing catch, frisbee, concerts, movie nights, children’s play, and other uses that are not limited by single-user type facilities that are typically league dominated. Suggested programming can be found in the Conceptual Park Design Concepts in the description of each Village in Sections 3.5 through 3.10. Encouraged programming includes: open lawn areas, natural/native landscape/garden/exploration areas, children’s play areas, shaded seating and picnic areas. Discouraged uses include, but are not limited to, ball diamonds, soccer fields, and tennis courts. These types of uses are intended for the school site and will provide the balance between flexible recreation areas and the formally programmed recreation areas.

Public parks should generally have a minimum dimension of 85 feet in either direction to allow adequate activity space.

Natural open space use is limited to hiking, walking, and bicycling as described in Section 4 Circulation and Section 8.1 Natural Open Space.

Common open space programming will reflect the type of activities preferred by residents of each community, expressing the diversity of Altair. Neighborhoods with young families may have more playgrounds, while developments favored by singles might have a dog park or more areas to gather. Community gardens are strongly encouraged in all neighborhoods to support healthy eating and as an educational activity for children.

All residences should be within easy walking distance of a tot lot or playground, whether in a park or in common open space.

8.6 Crime Prevention through Environmental Design

Crime prevention through environmental design (CPED) as developed by the National Crime Prevention Institute (NCPI) supports the concept that “the proper design and effective use of the built environment can lead to a reduction in the fear and incidence of crime and an improvement in the quality of life.” Following are the nine primary strategies that support this concept. These strategies should be integrated into the design of Altair to the greatest extent feasible.

1. Provide clear border definition of controlled space. Examples of border definition may include fences, shrubbery or signs in exterior areas. Within a building, the arrangement of furniture and color definition can serve as a means of identifying controlled space.
2. Provide clearly marked transitional zones. Persons need to be able to identify when they are moving from public to semi-public to private space.
3. Gathering or congregating areas to be located or designated in locations where there is good surveillance and access control.
4. Place safe activities in unsafe locations. Safe activities attract normal users to a location and subsequently render the location less attractive to abnormal users due to observation and possible intervention.
5. Place unsafe activities in safe locations. Placing unsafe activities in areas of natural surveillance or controlled access will help overcome risk and make the users of the areas feel safer.
6. Design the use of space to provide natural barriers. Separate activities that may conflict with each other (outdoor basketball court and children’s play area, for example) by distance, natural terrain or other functions to avoid such conflict.
7. Improve scheduling of space. The timing in the use of space can reduce the risk for normal users and cause abnormal users to be of greater risk of surveillance and intervention.
8. Design space to increase the perception of natural surveillance. Abnormal users need to be aware of the risk of detection and possible intervention. Windows and clear lines-of-sight serve to provide such a perception of surveillance.
9. Overcome distance and isolation. This strategy may be accomplished through improved communications (portable two-way radios, for example) and design efficiencies, such as the location of restrooms in a public building.

9 DESIGN GUIDELINES

9.1 Design Objectives

Altair is intended to be an urban environment, with the kind of energy that is inherent in well-executed compact design. Streets and open spaces are well defined by a clear, consistent building edge. Streets are as narrow as is practical to slow traffic and reinforce the pedestrian environment. Building massing is appropriate to a human scale and pedestrian pace.

These design guidelines are used in conjunction with the development standards in the following chapter to ensure a community of the highest aesthetic quality. The two sections strive to:

- Provide guidance to developers and their design and engineering teams to create projects consistent with the standards of the Altair Specific Plan.
- Establish a basis of design against which City staff can review future development projects in the planning area.
- Ensure that the components necessary for a connected and pedestrian-friendly community are carried through all of the phases and districts comprising the specific plan.
- Allow flexibility and ingenuity in design to create distinctive neighborhoods.

These guidelines use positive and negative examples to ensure quality design. There can be circumstances where a preferred method is not achievable or a discouraged material is used skillfully. Therefore, exceptions to these guidelines may be granted through the Design Review process described in Section 11, Implementation.

9.2 Building Placement

Placement of buildings sets the scene for development projects, especially on a sloping site, where the visual effect of buildings on a hillside is more apparent. Buildings facing the street should be designed to interface with the street in a special way, so that there is an interplay of building and street. Entries facing the road, along with porches and balconies, reinforce the connection of the road and the community. See Section 9.4 for further discussion of building frontage and Figure 9-2 showing streets that require building entries to face them. Also, refer to Section 10.4 for setbacks and explanation of build-to lines that regulate the location of facades relative to streets and other lot lines.

Buildings shall be arranged in a manner that creates meaningful and pleasant open spaces between them, such as courtyards, paseos and plazas. Buildings and groupings should relate to each other. In particular, perimeter buildings of development projects shall address adjacent developments so that there is no “dead space” between.

Views, solar orientation and protection from prevailing winds are important considerations in building placement and orientation. Opportunities for views over buildings and view corridors should be carefully considered to maximize the connection to the surrounding environment and increase the quality of the neighborhood development.

9.3 Building Form

These guidelines do not dictate any particular style, but rather discuss building form and elements that are conducive to the design objectives. Variations in style are encouraged for visual interest, vibrancy and diversity.

9.3.1 Building facades should be broken down in scale with off-setting planes. This can be achieved with wall offsets, recesses or with projecting elements such as bay windows, chimneys, stoops and porches. All building facades are important and require the same level of detail. Architecture at Altair will be “four-sided”, meaning a high level of design and attention to detail shall be maintained for all elevations.



9.3.2 Proportions of building elements should be carefully considered in relation to each other and to the building as a whole. A graceful progression of scale and proportion from the building outline to the door frame down to the door handle should inform all designs. Proportion is an opportunity to emphasize verticality or horizontality. The proportion of traditional or structural elements, in particular, shall be correct to their perceived function. For example, columns that are too tall and narrow or oddly spaced will detract from a building composition.

9.3.3 Indoor / Outdoor spaces, such as covered open space, trellises, screen walls and decorative fencing are inviting to pedestrians and help to distinguish public from private space. Indoor / outdoor spaces should progress from open to more enclosed and private. Landscaping should integrate built forms with complementary planting and hardscape.



A courtyard functions as an outdoor room and entry foyer.



A progression of indoor/ outdoor spaces.



9.3.4 Roofs should be varied with multiple planes, stepped roof lines and a variety of forms, including sloping and flat roofs. Roof terraces are highly encouraged.

9.3.5 Stepped buildings are encouraged to reduce the scale of large masses. Elegant transition between levels, either through roof forms or patio terraces, is critical.



Example of a successful stepped building in DC.

9.3.6 Roof Terraces are an excellent way to vary roof forms and provide private outdoor space that looks onto public space. In Temecula's mild climate, a roof terrace can be a second living room. Roof terraces are encouraged at Altair, particularly common open space roof terraces for gathering and neighborhood events. Terraces shall be designed to support landscaping and container gardening, including drainage and irrigation, and/or self-watering pots.



9.3.7 Building entries are fundamental to the iconography of residential architecture. The placement, materials and design of entry doors should make a statement about the quality and character of a home. Doors of attached dwelling units such as triplexes should enter at different locations to express the individuality of each unit and support the 3-dimensional building composition. Entry doors at the side facade of end units are preferred at long row home groupings. Recessed or covered entries are recommended, as they provide both protection from weather and a transition zone from public to private .



Doorways should be considered as one element of an entry procession, in combination with gates, walkways, stoops or porches. The arrangement of these elements creates a series of spaces that address the public realm (i.e. the street) and gradually introduce the visitor to the private realm. These layers of ascending privacy add security both to the home and the neighborhood as a whole. See further discussion on Building Frontage in this Section. Also see Section 9.3.3 regarding indoor / outdoor spaces.

9.3.8 Windows shall project from or be recessed into exterior walls. Sills, lintels and casing trim around windows are encouraged. Flush mounting of windows is prohibited, unless the window openings are appropriately trimmed on the exterior. Windows facing adjacent buildings should be placed to ensure privacy between neighbors. Energy efficiency should be promoted through the installation of sunscreens above windows where appropriate. The placement and proportion of windows on all sides of a building should be carefully considered. Fabric awnings at residential windows are not permitted due to maintenance issues.



Recessed or framed windows like these are preferred.



Flush windows without trim are prohibited.

9.3.9 Street level facades of public, institutional and commercial buildings should have a high level of transparency and visual activity for the interest of pedestrians. Vacant or lightly used spaces such as utility or storage rooms or private offices should be avoided at street frontages of public and commercial structures. Display windows should be large and extend down to or near to the adjacent walking surface.

The street level of residences may be more private, with higher or smaller windows, but should offer interesting elements such as window boxes, planters, operable shutters, decorative gates and artwork.



9.3.10 Balconies should vary in form from projecting to semi-recessed to fully recessed, particularly on large multifamily buildings. Railing materials and transparency should also vary and complement building designs. Railings are opportunities for ornament at a human scale. On multifamily buildings, the effect of repeating and grouping balconies should be considered. To be deemed useable, a balcony should have a 6 foot by 6 foot minimum area for furnishing.



A projecting balcony with decorative railing.



Partially recessed balconies grouped to create a design element. The detailing of the rails provide a distinct character and match the building style.



Balcony railings can be extended and joined to form a semi-transparent facade plane.



Above: preferred examples of modern and traditional garage doors that support the building style.

9.3.11 Garage doors should face away from streets wherever possible. Shared motor courts, shared driveways and alleys are preferred. Garage doors should vary in size, style and materials such as wood, steel or glass. Doors shall be of high quality and appropriate to the style of architecture exemplified in the building. Individual, single car garage doors are encouraged at double-car garages to reduce scale.



Figure 9-1 Motor Court Elements

9.3.12 Motor courts and alleys are shared by pedestrians and vehicles, as signified by enhanced paving and landscaping. Landscape planting should vary in height to soften the space and screen private areas. Motor courts should feel enclosed by surrounding buildings and have a strong separation from the street. Motor courts, in particular, shall have elevations developed to the same quality as street facades. Facades facing alleys and motor courts shall have off-setting planes, balconies, trellises and other elements to create visual interest and reduce scale. See 9.3.11 for description of garage doors.



These garage doors are well-proportioned with the balconies above.



Above: Parking between the building and street as shown here is prohibited. Open parking structures shall not be visible to or accessed from the street.

Below: recessed garage doors and projecting bay windows enliven this alley in Baltimore.



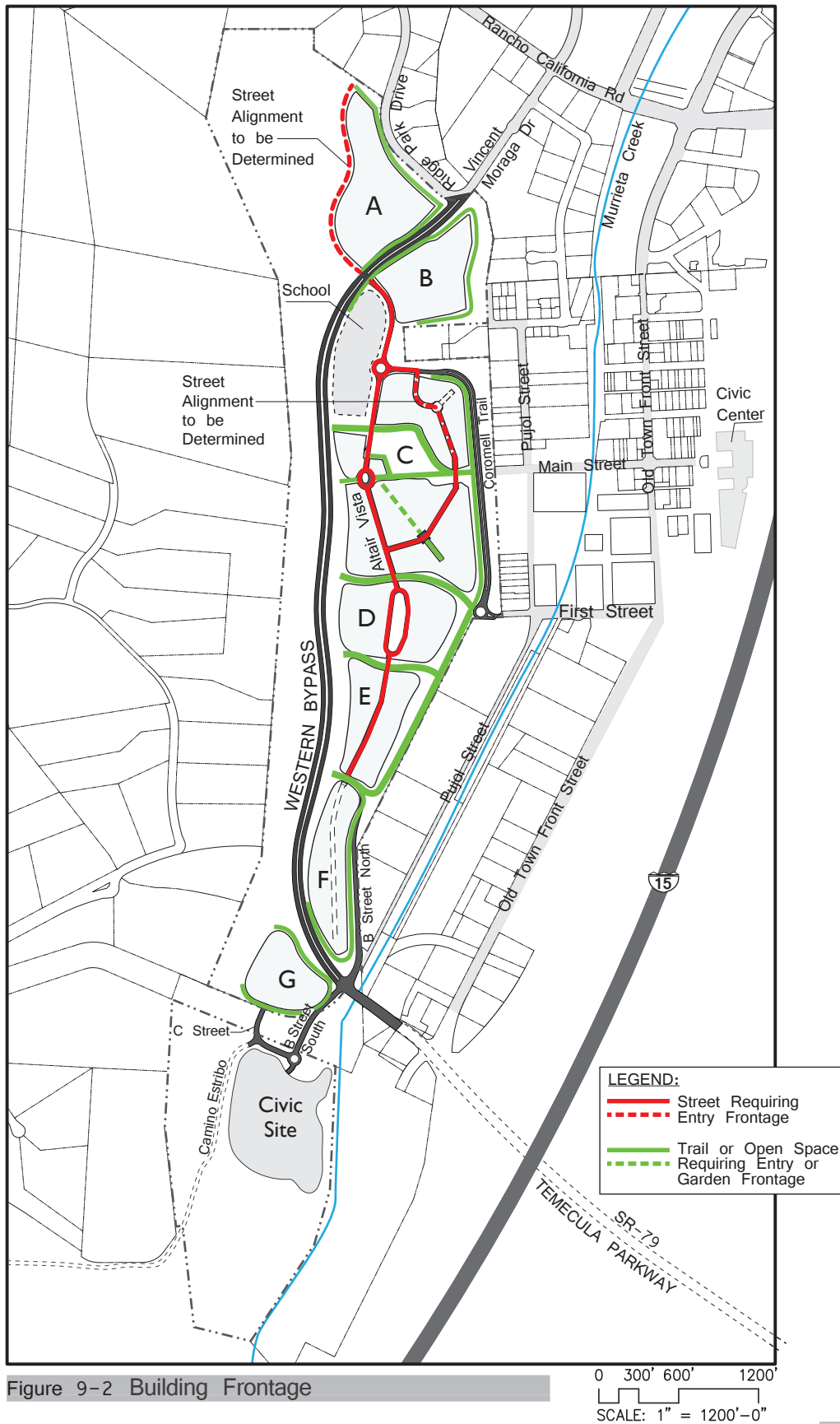


Figure 9-2 Building Frontage

9.4 Building Frontage

Well designed building frontages are essential to creating a community with active streets and visual character that makes walking enjoyable and interesting. The placement of symbolic elements such as stoops, porches and overhangs identify “home”. Other elements, such as arcades, are more appropriate to commercial or civic structures. These elements also establish the transition from public to private space so that pedestrians comfortably know where they are supposed to be. A properly executed facade will anchor the structure into it’s site and architectural context. How a building meets the ground is important aesthetically and helps to define its use. A successful facade shall offer transparency and human scale to enhance the pedestrian environment.

All structures facing streets, bikeways or open space shall incorporate one or more of the following frontage strategies. FIGURE 9-2 shows key streets and open space where frontage is required. Frontage shall be provided facing trails and pedestrian paths as indicated in FIGURE 9-2, such as the Class 1 Bikeways along the west and east perimeter of development. In some cases frontage may be required on multiple facades, as for a corner lot. While an entry door is not necessary on both facades, other frontage features should be provided to create a 3-dimensional design. A wrap-around porch or side porch separate from the entry element are appropriate solutions at corner lots. Where a building fronts both a street and key open space, such as a park or ravine, both an entry front and a “garden” front, shall be provided on the appropriate opposing sides. For example, the homes along the east edge of Village F will have a street entry front facing the internal circulation road and a second front facing B Street North. Even though there is a significant grade difference, it is important that the view from public routes such as the bikeway and B Street North are not perceived to be to the “back” side of buildings.

The frontage types below are described in more detail in the following sections. Building designs are not limited to these types, as long as the aesthetic goals described in the previous paragraph are met. Combining frontage elements is strongly encouraged.

9.4.1 Stoop

9.4.2 Porch

9.4.3 Recessed Entry

9.4.4 Walled Yard

9.4.5 Raised Yard

9.4.6 Entry Court

9.4.7 Shopfront

9.4.8 Arcade

9.4.1 Stoop

Stoops are exterior stairs and landings that provided access to elevated front doors of buildings. Stoops signify entry by providing an obvious path of access, but the vertical displacement also implies separation between the public and private realm. A person on a stoop has passed onto private property, but is still visible to and engaged with the public. The design of a stoop can thus convey a message about the structure being accessed: a straight stair with just a few steps is very accessible, whereas a high stoop with many steps or a circuitous route makes the entry more removed from the public way.

Stoop Design Standards:

- A. At least half, and preferably all, of the stoop composition should be in the setback zone.
- B. Entry doors should be further enhanced with a frame, cover or some architectural treatment that is compatible with the stoop design.
- C. Stoops may be covered or uncovered.
- D. Railings or low walls should be of the same design and material for both the steps and the landing.
- E. Railings or low walls should be of compatible materials and design with the building and any garden fences or walls.
- F. Railings or low walls should be integrated with the building and any garden fences or walls. For instance, stoop walls and building walls that are parallel and of the same material should be flush.
- G. Large landings that can function as terraces or as places for potted plants and other site furnishings are encouraged.
- H. Multiple landings are encouraged where many steps are needed.
- I. Facades facing side streets or common space shall have windows, projections or other architectural features to add visual interest.
- J. Steps can either be parallel or perpendicular to the street frontage.
- K. Provide disabled access to buildings and residences in compliance with all applicable codes, including the ADA, CBC and FHA Guidelines.

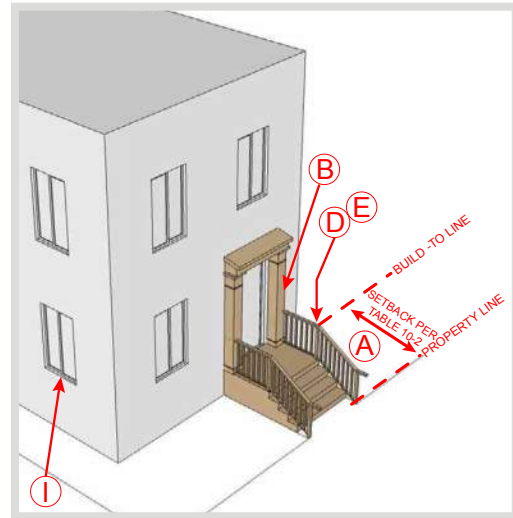


Figure 9-3 Straight Stoop

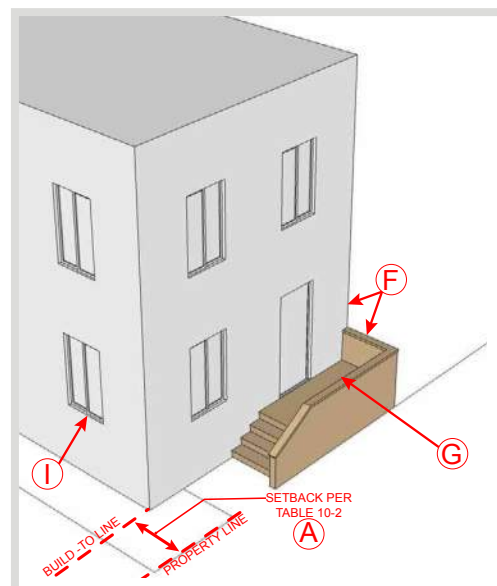


Figure 9-4 Sideways Stoop



Examples of Straight Stoop frontages.



Examples of Sideways Stoop frontages.

9.4.2 Porch

A porch is a semi-private outdoor room that has a floor and “ceiling”, but no full walls. It offers the resident a protected place to be outdoors and watch passersby while not feeling too exposed. The cover plane of a porch may be a roof, trellis, balcony or building overhang. The floor of a porch is typically elevated above a yard or public way, at the same level or one step below the entry door sill. A front porch is typically located between the entrance and the public way and serves to transition between the public and the private realm. A porch is an element along an entry procession. The design of a porch is significant to the character and style of a building. Porches may project from the building front (Fig. 9-5) or be fully or partially embraced in the building mass (See Fig.9-6).

Porch Design Standards:

- A. Projecting porches can be partially or entirely in the setback zone.
- B. Porches that are fully integrated into the building mass are typically located behind the build-to line.
- C. A porch may be partially projecting and partially integrated, to create multiple planes.
- D. Porch depth shall allow sufficient space for furnishings for sitting or dining.
- E. Porch covers need not be solid - a trellis is acceptable. But covers shall be static and permanent. A retractable awning or canopy is not sufficient for a porch.
- F. Porch lids shall be supported on columns, arches or partial walls. An overhang or cantilever alone does not define a porch.
- G. Entry doors may be more simply detailed when fronted or framed by a porch.
- H. Porch floors shall be elevated by at least 4 inches above the adjacent grade and shall be of a distinct material from adjacent paving.

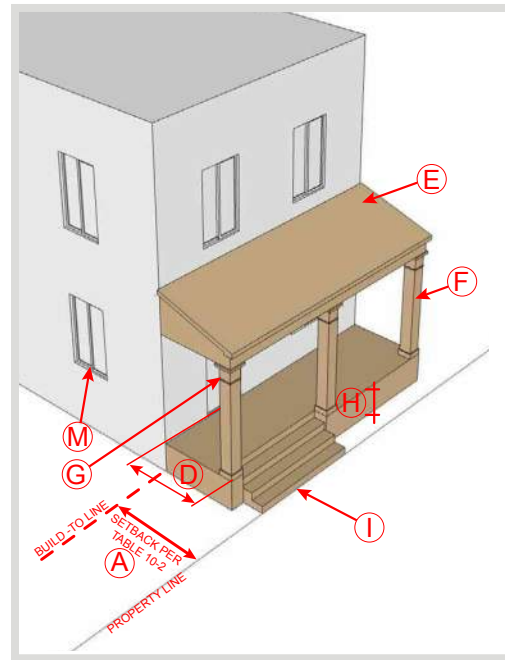


Figure 9-5 Projecting Porch

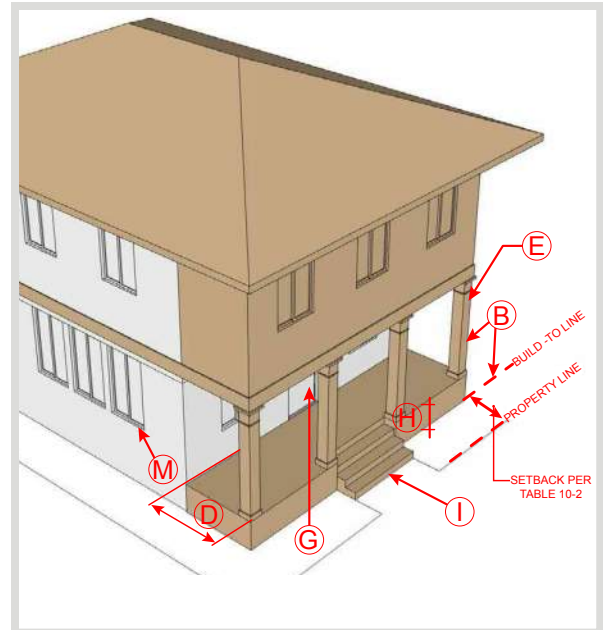


Figure 9-6 Integral Porch



Example of Projecting Porch.



Example of a Porch integrated with a balcony above in multifamily housing.



Example of Integral Porch.

- I. Porches should be accessed by steps that can be partially or fully recessed into the porch or may project from the porch face. A ramp may be substituted where required for accessibility and where no other compliant routes are available.
- J. Railings or low walls at the edges of a porch should continue down the steps with the same design and material.
- K. The elements of a porch shall be of compatible materials and design with the building and any garden fences or walls.
- L. Front porches may not be fully enclosed with screening or other material.
- M. Facades facing side streets or common space shall have windows, projections or other architectural features to add visual interest.

9.4.3 Recessed Entry

A recessed entry is similar to an integral porch in that the entry door is pulled back into the mass of the building and a semi-private outdoor space is created in the entry sequence. However, the recessed entry is generally more enclosed by the building or site walls. Recessed entries are not necessarily elevated, although they can be. The design purpose is to extend the arrival sequence and create more space between public and private without a large, formal lawn. There is a playful ambiguity to recessed entries. On the one hand, the entry door is more hidden and private. On the other hand, the curiosity created by the hidden or shadowed entry invites the observer to look more closely. Recessed entries are often combined with other frontage elements, such as stoops and porches.

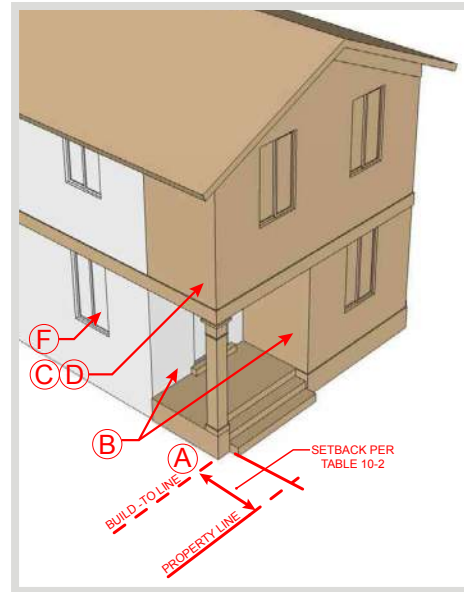


Figure 9-7 Recessed Entry

Recessed Entry Design Standards:

- A. Recessed entries are placed behind the build-to line.
- B. Recessed entries shall be enclosed by at least two building walls.
- C. Recessed entries shall be covered by a building overhang or a trellis, or a combination of these.
- D. The overhang or trellis may be cantilevered in a recessed entry.
- E. Recessed entries that are not raised should be integrated with the yard landscaping. Walkway paving materials should be continuous.
- F. Facades facing side streets or common space shall have windows, projections or other architectural features to add visual interest.



Preferred example of a Recessed Entry.

9.4.4 Walled Yard

Walled yards are private outdoor spaces between the building and property line that are enclosed by a wall or fence at the property line. The wall or fence presents the same level of detail and visual interest to the public realm as the facade of a building does. Walled yards do not necessarily cover the entire frontage of a lot. They are often most successful when the walls are an extension of building walls at or near the property line. While denoting privacy, walled yards should still offer glimpses of the gardens beyond. Walled yards are often combined with other frontage elements, such as raised yards and entry courts.

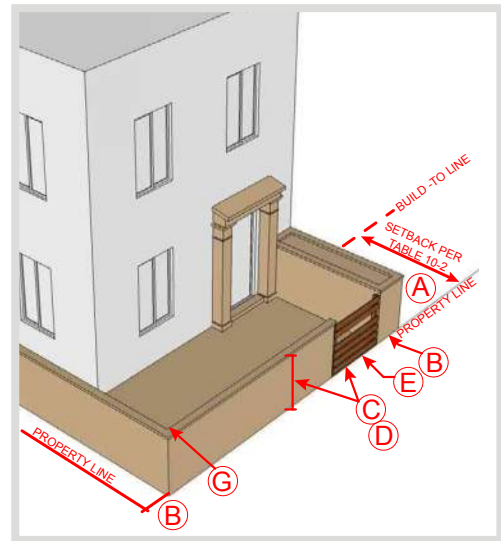


Figure 9-8 Walled Yard

Walled Yard Design Standards:

- A. Fences shall be placed at the property line.
- B. Solid walls shall be placed within 2 feet of the property line. The space between the wall and property line shall be densely landscaped with plants that climb over the wall or are otherwise integrated with the design of the wall.
- C. See guidelines for Fences, Walls and Gates for acceptable materials and other design requirements. Materials and style shall be complementary to the building form.
- D. Fences and walls enclosing yards shall offer some transparency into the garden, particularly at front yards. This can be accomplished by semi-opaque fencing patterns, framed openings in solid walls, see-through gates, or simply by lowering the height of the barrier.
- E. Gates, when open 90 degrees, shall encroach no more than 18" across the property line. In-swinging gates are preferred.
- F. Security measures shall be discrete and non-threatening.
- G. Fences or walls enclosing yards shall be decorative and shall incorporate street furniture elements such as built-in benches, lighting, artwork or potted plants.



Preferred examples of a Walled Yards.



9.4.4 Raised Yard

Raised yards are front gardens or lawns that are elevated above the sidewalk. They are particularly useful at Altair to mitigate sloping grades in a creative way, with purpose. Raised yards can be seen as extended stoops that are used as functional space. The steps are placed at the property line, before the yard and at the beginning of the entry sequence. The building and property are elevated, as on a plinth. This arrangement can cause the building to seem more removed from the public realm than other schemes. However, it is not more private. The raised yard can sometimes seem like a stage. Careful design is needed to create a distinct zone without appearing aloof.

Raised Yard Design Standards:

- A. Raised yards are located between the property line and the build-to line, and extend back to recessed entries or to portions of the building that are set back from the build-to line.
- B. Raised yards shall be contained by short retaining walls that allow some views into the yard. See retaining walls guidelines to follow. Walls retaining raised yards shall be placed at the property line.
- C. Raised yards more than 6 inches above the sidewalk shall not transition to the adjacent grade with a slope bank. A gradual slope (5% or less) from the build-to line to the property line does not constitute a raised yard.
- D. Steps shall start at the property line.
- E. Multiple landings are encouraged where many steps are needed.
- F. Steps shall be integrated with the design of the retaining walls and yard landscaping.
- G. Railings or low walls shall be of compatible materials and design with building and retaining walls.
- H. Large landings that can function as terraces or as places for potted plants and other site furnishings are encouraged.
- I. Entry doors should be further enhanced with a frame, cover or some architectural treatment that is compatible with the stoop design.
- J. Facades facing side streets or common space shall have windows, projections or other architectural features to add visual interest.

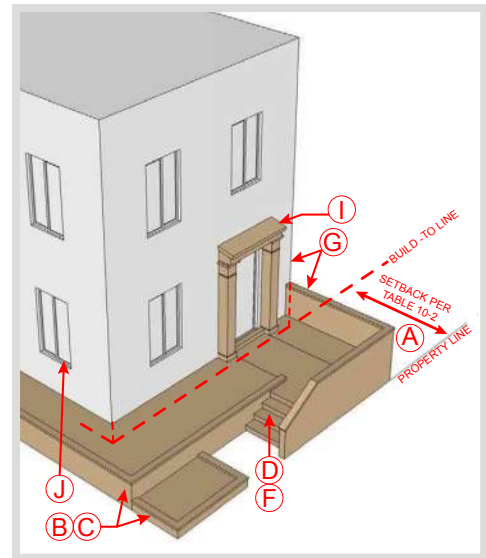


Figure 9-9 Raised Yard



Preferred example of a Raised Yard.



Example of a raised yard that does not meet Design Standards. Walls are too high and do not leave enough space between for seating or substantial landscaping. The front wall is set back from the sidewalk, leaving a narrow strip of grass. There are no steps. The overall impression is defensive rather than inviting.

9.4.6 Entry Court

Entry courts are outdoor spaces created either by setting back a portion of a single building or by arranging multiple buildings to form a court, or a combination of both. Entry courts may be open or walled. When open, they should be combined with other frontage elements, such as stoops, framed entries and porches. Entry courts may be elevated, but must be accessible, such as a slightly raised terrace.

Entry Court Design Standards:

See Figure 9-13 for examples of some of these entry court elements:

- A. Entry courts include both the setback area and space behind the build-to line.
- B. If used, walls or fences enclosing entry courts shall follow the walled yard design standards as well as the guidelines for Fences, Walls and Gates.
- C. Entry courts used for vehicular access to parking shall be screened or enclosed.
- D. Entry courts shall feature enhanced paving, seating, artwork and landscaping that supports these activities.
- E. Entry courts shall provide clear paths to building entries.
- F. When an entry court is used at a building or group of buildings with multiple entries, it is not necessary that all entries face the court.
- G. Buildings adjacent to the street frontage or common space should have entrances facing the public way or some architectural frontage treatment to address the street or common space.



Examples of Entry Courts at multifamily housing. The top example is preferred because the security gate is set back from the building face and is, therefore, more inviting.

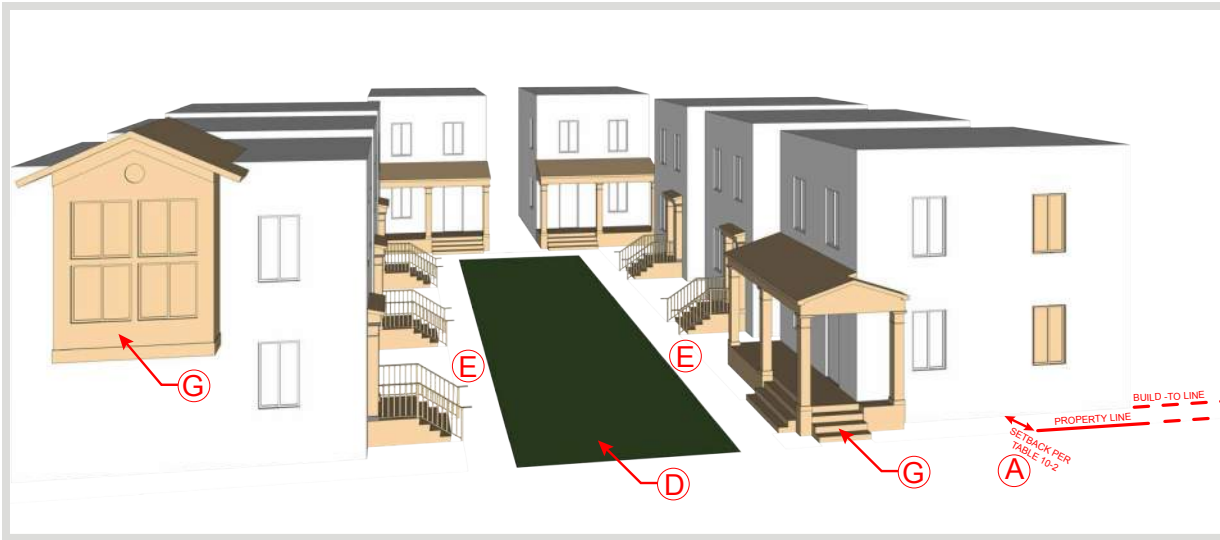


Figure 9-10 Entry Court



Preferred example of an Entry Court that also serves as a Bungalow Court with detached housing.

9.4.7 Shopfront

Shopfronts are featured at commercial, mixed-use and live/work buildings and at community institutions. Whereas the previous frontage types define a transition from public to private space, shopfronts are intended to be very public. Shopfronts are predominantly transparent, with walls or columns for structure only. Openings in walls should frame the activity or product within as a display. Shopfronts should stimulate a high level of street activity and visual interest to promote strolling.

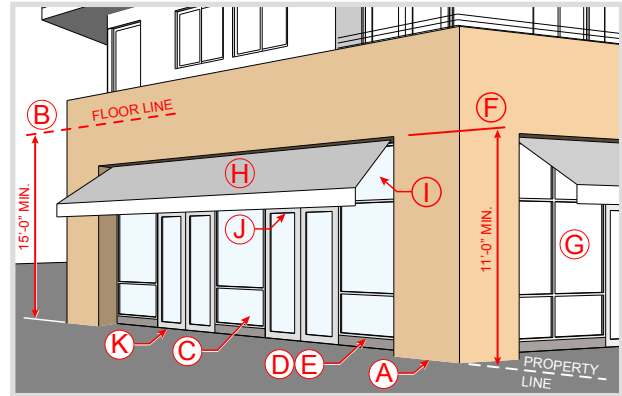


Figure 9-11 Shopfront

Shopfront Design Standards:

- A. Shopfronts are located at the property line, unless set back by an arcade.
- B. The floor line of the level above the shopfront shall be at least 15 feet above the sidewalk at any point adjacent to the shopfront.
- C. Shopfronts shall be 75% transparent at the street level, with clear, untinted glass.
- D. The bottom of the glass shall be no more than 18 inches above the sidewalk, and shall not slope.
- E. The bottom edge of shopfront glazing shall rest on a sill of tile, wood or stone. Any wall surfaces below glazing shall be decorative, such as mosaic tile.
- F. The top edge of shopfront glazing shall be at least 11 feet above the adjacent sidewalk elevation, but shall not slope.
- G. At outside building corners, shopfront glazing shall extend back a minimum of 20 feet perpendicular to the street frontage.
- H. Unless fronted by an arcade, shopfronts shall have awnings, canopies or a trellis to shade shoppers.
- I. Clerestory windows are encouraged.
- J. Entry doors to shopfronts shall be at least 8'-6" high.
- K. Entries shall be accessible to the disabled, with no step at the door sill.
- L. The Master Developer will develop a sign program for City approval.



9.4.8 Arcade

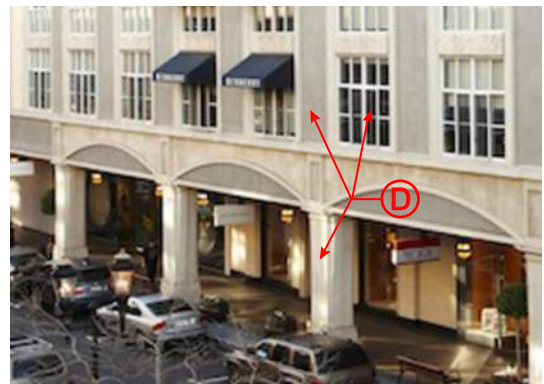
Arcades are combined with shopfronts at commercial, mixed-use and live/work buildings and at community institutions. Arcades provide shade and protection in front of shopfronts and present a uniform facade for varied buildings or entries. They also provide an outdoor space that can be lit in the evenings while avoiding light spillage to the night sky. Arcades are similar in appearance and function to galleries, except that they do not encroach over the sidewalk.



OCEANSIDE CITY HALL BY IRVING GILL, OCEANSIDE, CALIFORNIA

Arcade Design Standards:

- A. The front edge of an arcade is located at the property line. See Figure 10-5.
- B. The arcade lid shall be solid and can support either a balcony/terrace above or a building overhang. The levels above the arcade shall comply with all setback regulations.
- C. Arcades in this sense may be supported on columns or arches.
- D. The spacing and dimension of columns or arches shall align with and be fully integrated with the design and rhythm of the facade or balcony rail above.
- E. The paving surface shall be of the same material and flush with the adjacent sidewalk.
- F. The depth of arcades shall be 8 feet minimum and 12 feet maximum from the shopfront face to the front face of the arcade at the property line.



ARCANE AT SANTANA ROW, SAN JOSE, CALIFORNIA

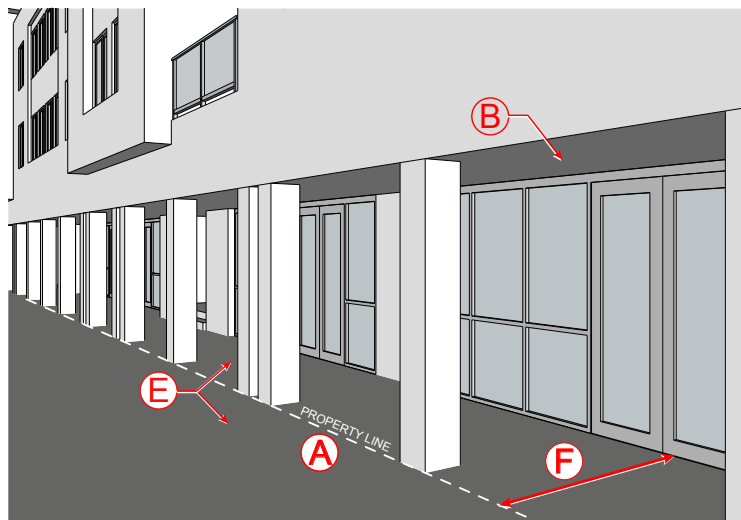


Figure 9-12 Arcade

9.5 Utility Placement and Screening

Utility infrastructure such as water, sewer and gas mains and dry utilities will run under streets and sidewalks in public rights of way or in Public Utility and Access Easements (P.U.A.E.'s) in the case of private streets. The street section diagrams in Specific Plan Section 4.2.3 show PUAE and ROW locations for Altair streets. Placement of Rancho California Water District (RCWD) utilities for water and recycled water systems is required to comply with RCWD standards and requirements, including related advanced metering infrastructure antenna.

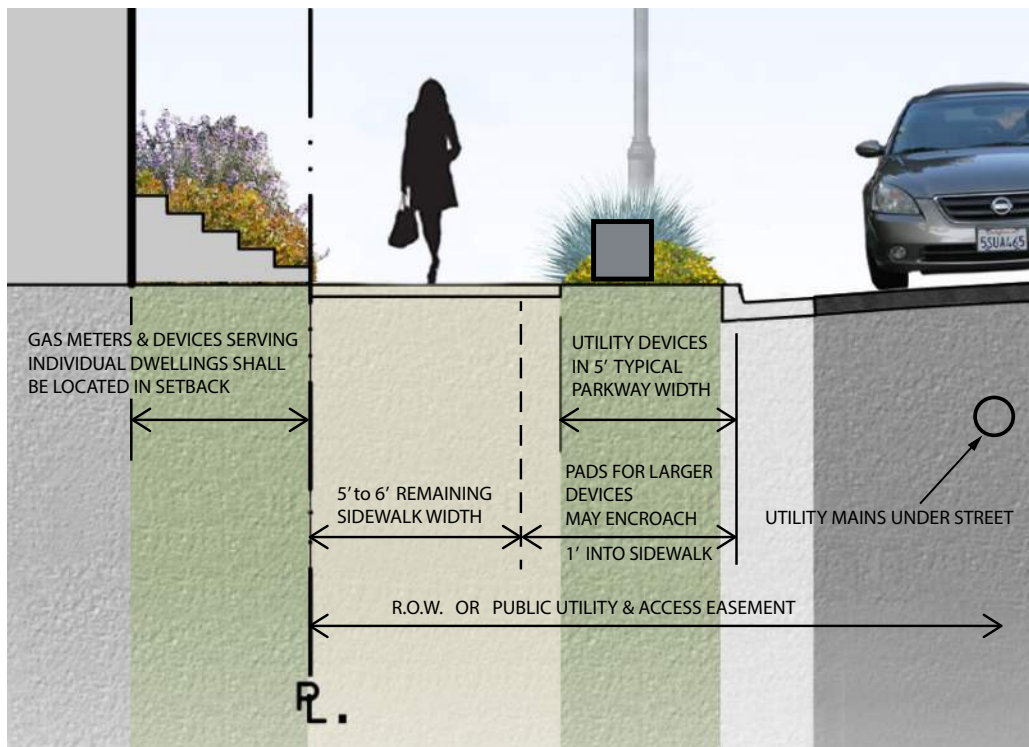


Figure 9-13 Utility Locations

ALSO SEE FIGURES 4-13 THROUGH 4-34

Utility devices that serve common areas or multiple properties shall be located in parkways between the sidewalk and street curb. If necessary due to size, these equipment pads may encroach into the sidewalk by a maximum of 1 foot, as shown in FIGURE 9-13. If an above ground utility (such as irrigation controls, water valves, etc.) cannot be located within the parkway, the developer may create a “pop-out” easement within the building setback area to accommodate the utility. This would occur in final engineering and site planning. The purpose of such an easement must be to maximize the sidewalk width, ideally up to 7 feet. At utilities in underground vaults, the vault may extend under the sidewalk, as long as the sidewalk remains flat.



9.5.1 Preferred Examples: Well placed and screened utility meters.

Utility devices such as backflow preventers should be located away from public view and screened with landscaping and/or low walls, or with decorative enclosures approved by the Master Developer. Underground vaults are recommended for transformers, irrigation valves, regulators and meters whenever possible, even when serving detached housing and small lots. If vaults are not possible, then such utilities shall be screened with landscaping and/or walls or fencing as described in Section 9.6. Such screening must not interfere with the use or maintenance of the device.

Residential mechanical equipment such as air conditioning units shall be located on private property and screened with landscaping and/or walls or fencing as described in Section 9.6. Air conditioner compressors should not be near dwelling entries. At civic, commercial and institutional buildings and large multifamily buildings, cooling towers and compressors must be located on rooftops and screened from view, including view from higher elevations. Roof top screening may be accomplished by parapets, trellises or other methods that are integrated into the building's architecture and of materials consistent with the overall composition.

Satellite dishes shall be located away from public view.

Trash, recycling and yard waste containers in multifamily housing, commercial and institutional uses shall be located in enclosures to screen them from view from any direction. Refuse enclosures shall have solid covers to prevent rainwater intrusion and windblown trash, in compliance with City of Temecula requirements. Enclosures shall be opaque for at least the height of the refuse container. See Section 9.6 for fence, wall and gate guidelines. Enclosures shall be sized per the City of Temecula Waste and Recycling Guidelines, subject to the City's franchise agreement for refuse and recycling collection and disposal. See Section 7.8 Waste Management for further information. Garage space must be provided for trash, recycling and green waste bins beyond the minimum parking dimensions prescribed in Section 10.9.

9.5.2 Examples of Discouraged Utility Placement:

These utilities are not screened, block views of the building and obstruct movement.



9.6 Fences, Walls and Gates

Fences and walls are limited to 6 feet high in residential areas and 3 feet high in required front setbacks, except where serving as a guardrail. Fences and walls may only be used for screening of private open spaces, motor courts, utility and refuse areas, and for safety at swimming pools, etc. There are no gated communities at Altair. Fences should not be installed to imply exclusivity or separation from the rest of the community, nor should they impede pedestrian circulation.

Fences and screen walls shall be of durable, quality materials: wood, stone, plaster, steel, glass. Chain link fencing is discouraged and is not appropriate in areas visible from public view. Any chain link fencing should be black vinyl-coated. See Section 10.8 for further information.

Fences that surround yards are encouraged to have some transparency. This may be accomplished with openings or gates that a passerby may peak through, or the structure of the fence itself may be semi-transparent, such as a picket fence. Fences and walls should be integrated with landscaping. Long fences and walls shall be divided into segments with some rhythm or pattern. Decorative elements such as tile, fountains and niches are encouraged.

Glass fences are encouraged around community pools and along ravines and slope banks, where privacy is of less concern. It is preferred that the glass be located above a curb or low wall at sloping grades.



EXAMPLES OF ARTWORK INTEGRATED WITH FENCE.





9.6.1 Preferred Fence Examples:

These fences are of quality materials, are consistent with their adjacent buildings and enhance the public realm.



Gates are opportunities for artistic expression. Unique ornamental gates are strongly encouraged, to signify entry as well as provide identity and character to a home.

Walls for screening sound may be necessary in selected locations as identified in the environmental report. While sound walls are typically opaque, the materials used should provide texture and visual interest. Glass is also acceptable at sound walls. Sculptural forms are encouraged. Sound walls should also be integrated with landscaping.



9.6.2 Examples of Discouraged Fence Installations:

In the right photo, the gate and security interface are positioned in front of the steps, creating a very defensive impression. The canopy is not suited to the fence.

9.7 Slopes and Retaining Walls

Altair is a sloping site and consequently has areas of extreme grade change. While major areas of elevation change, such as the Eastern Slope, are designed in this Specific Plan, there are smaller examples between homes and around patios and terraces throughout the development. These are designed either as slope banks, retaining walls, or a combination of both. Required standards for erosion control and storm water management at slopes are explained in the Grading section of this specific plan. Slopes and stepped walls are landscaped to prevent erosion and soften their appearance, as described in the Landscape Guidelines.

Well-designed retaining walls are encouraged to break up large areas of slope bank. Walls are limited in height per the development standards, although walls may be used in stepped combination to accommodate greater level change. Single, large retaining walls should be avoided. Wherever retaining walls are visible to the public from a road, pedestrian walkway, bike path or from off-site, they are limited to 6 feet in height. Walls may be stepped as shown in FIGURE 9-14 where necessary to retain a taller slope.

1. Laid back segmental walls may exceed 6 feet in height and be used throughout the project as long as:
 - a) they adhere to the wall design standards within the Specific Plan (including landscape screening in areas that are highly visible by the public), and
 - b) they are set back from street curbs (if applicable).
2. Vertical retaining walls may not exceed 8' anywhere in the project. In areas where greater than 8' of vertical walls are desired, the wall system shall be stepped.

Small-scale modular materials are preferred at retaining walls: stone, cast stone, brick. Plaster veneer, exposed textured or formed concrete and Gabion meshes are only acceptable in small areas. Segmental concrete block is acceptable only where substantially screened by plant material. The finish of segmental concrete block shall be split-face, ground face or textured. Channel block, wood, timbers, earthbags, shotcrete, galvanized sheet exposed piles, stamped or pebble-finish concrete, kribbing (i.e. Kriblock), and modular plastic are strongly discouraged as exposed materials. All walls shall have caps or tie courses at the top. Wall materials shall be graffiti-resistant or have an anti-graffiti coating.

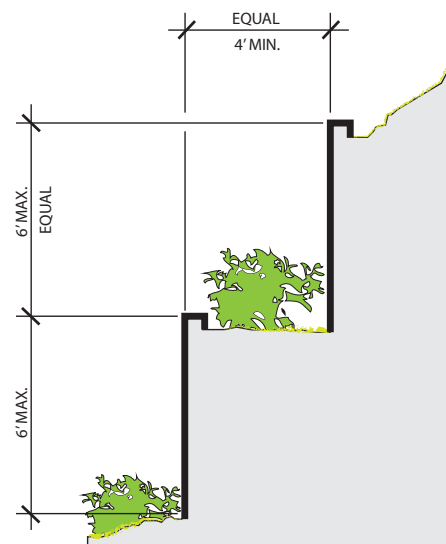


Figure 9-14 Retaining Wall Section where Visible to the Public

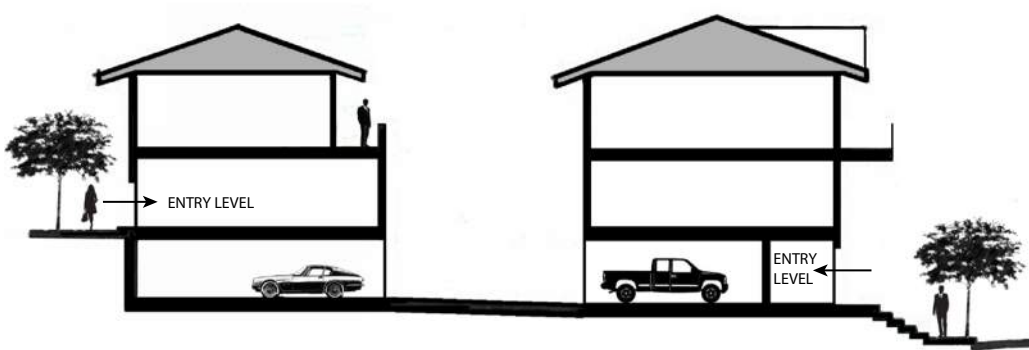


Figure 9-15 Stepped Buildings

Slopes should be resolved through building forms to the greatest extent possible to avoid the appearance of large terraced building pads. Larger multifamily buildings on sloping sites should have entry level access for pedestrians on an upper level and vehicular access at a lower level, away from the street. Smaller buildings can also be stepped to either side of a green, alley or motor court by partially submerging lower floor garages, as shown in FIGURE 9-15.

9.7.1 Examples for Retaining Wall Design

The following examples display both preferred and discouraged attributes for retaining walls at Altair. All retaining wall designs must be reviewed and approved by the Master Developer.

Stone Wall



PREFERRED ATTRIBUTES

- Integrated with mixed plant palette.
- Multiple planes.
- Varied textures and sizes



DISCOURAGED ATTRIBUTES

- Single monotonous wall plane and top elevation

Segmental Concrete Wall



PREFERRED ATTRIBUTES

- Wall cap
- Sinuous lines
- Ends of walls blend into landscape
- Varied coursing



DISCOURAGED ATTRIBUTES

- No cap
- Clumsy wall terminations
- No landscape integration



PREFERRED ATTRIBUTES

- Wall cap
- Sinuous lines
- Natural color
- Planting is in balance with wall height.



DISCOURAGED ATTRIBUTES

- Unattractive finish
- No cap
- Drain holes will stain wall
- Poor construction

Formed Concrete



PREFERRED ATTRIBUTES

- Low height
- Deep plane offsets create an appealing shadow pattern



DISCOURAGED ATTRIBUTES

- Artificial stone pattern is not appropriate to exposed pile structure

Vegetated Wall



PREFERRED ATTRIBUTES

- Variety of color and pattern in plant palette



PREFERRED ATTRIBUTES

- Wall structure is completely hidden by plants

Textured Concrete



PREFERRED ATTRIBUTES

- Interesting + unique texture
- Abstract pattern



DISCOURAGED ATTRIBUTES

- Pattern attempts to look like natural stone, unsuccessfully

Gabion Mesh



PREFERRED ATTRIBUTES

- Interesting mix of colors and materials
- Wall plane divided into smaller areas by built-in seating
- wall cap



DISCOURAGED ATTRIBUTES

- Scale is too large
- No termination at top or base

9.8 Materials, Textures and Colors

Materials should be durable, refined and appropriate to the building style and form, but are otherwise not limited. Limited maintenance of building finishes should be required. Architectural materials should be compatible with surrounding neighborhoods. Buildings should generally have two to four distinct materials, depending on building size, with two material or color changes on a single facade. Too many materials can be as unattractive as too few. The distinction between materials shall be of texture and pattern, for a rich facade.



9.8.1 Relationship Between Materials: Materials should be used to compliment and support architectural form. Material changes should occur at volumetric breaks or offsetting planes. Material changes within the same wall plane or at outside corners is discouraged, except where necessary to a compelling design. There should be a consistency of design around all sides of a building, with materials and colors wrapping corners. Monotonous or overly consistent lines between colors or materials are discouraged. Appropriate edging and transitions shall be provided between materials, such as trim boards, reveals, edge beams and wall caps. All transitions shall be properly flashed to prevent water intrusion or material failure.

9.8.2 Materials at the Base of a building shall have a hard surface. The exclusive use of stucco is not appropriate at the ground floor of commercial, mixed use, live/work, civic or institutional buildings. Base materials should not be of a lighter quality than materials above.



9.8.3 Veneer Materials such as brick, tile and stone shall wrap outside corners and jambs and only terminate into perpendicular planes. The installation and detailing of brick and stone should be consistent with the historical use of these materials as bearing walls: solid corners, true bonding patterns, struck mortar joints, lintels and wall caps.

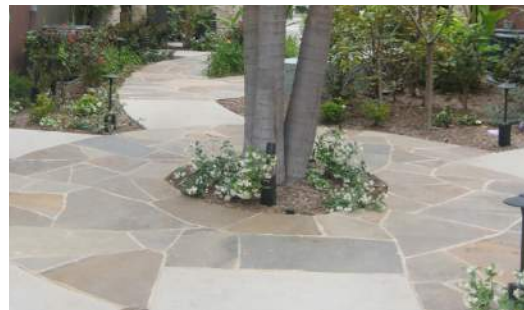
9.8.4 Color Palettes should not be limited to earthtones. Facades should be developed with layers of color, accent colors and contrasting trim. Contrasting cool and warm tones are encouraged, such as warm natural wood against concrete or stucco.

9.8.5 Reflective Materials such as reflective glass or sheet metal should only be used in very small areas where necessary for a compelling design. Darkly tinted glass is discouraged, especially in residential buildings. Shop fronts and community buildings should have highly transparent glazing.



9.8.6 Sloped Roof Materials shall be tile, metal (standing seam or shingle), or slate. Asphalt shingles are discouraged. Wood shakes or shingles are prohibited due to combustibility. Non-combustible (cementitious) alternative shakes may be allowed upon review of a mock-up installation. Integrated solar roof tiles are strongly encouraged.

9.8.7 Roof Drains should be internal wherever possible. Where gutters and downspouts are utilized, they shall be harmoniously integrated with the building design and of highly durable materials. Damaged gutters and downspouts shall be replaced immediately.



9.8.8 Decorative Paving such as brick or concrete pavers, stone or integrally colored concrete is encouraged as an accent to call attention to building entries, celebrate viewpoints or special places, and to clearly demark pedestrian paths such as cross-walks. For large paving areas pervious, light-colored paving should be used to reduce both storm water run-off and heat island affect due to solar absorption. Accent bands can be of darker materials.

9.8.9 Accessory Elements such as screen walls, secondary structures or carports should complement or match adjacent primary buildings in material selection, color and texture, as well as form.



9.9 Public Art

Public art is important to the success of any pedestrian environment and is, therefore, strongly encouraged throughout the community. Art enlivens spaces, aids wayfinding and serves to identify significant places. Public art can vary in scale from grand monuments to small discoveries on a quiet path. Playful art is especially appropriate in areas like playgrounds, parks, and swimming pools that are frequented by children. Everyday functional items such as bike racks, water fountains, benches, picnic shelters or trash receptacles can exhibit whimsy, craft and creativity. Common spaces should incorporate art features where possible. Art installations should be durable and protected from damage.





Sculptures on the Lackawanna River Heritage Trail in Pennsylvania

The City of Temecula requires new development to contribute to Art in Public Places in accordance with Section 5.08 of the Temecula Municipal Code through impact fees. Recognizing that public art is a great community amenity, the Master Developer intends to install artwork throughout Altair and to then seek reimbursement of fees paid towards Art in Public Places, equal to the cost of the art and its installation costs. These installations will be in prominent locations used by the public, as seen in the examples shown in this Specific Plan. Guest developers may also choose to install permanent public artwork within their projects and may also seek reimbursement of their impact fees.



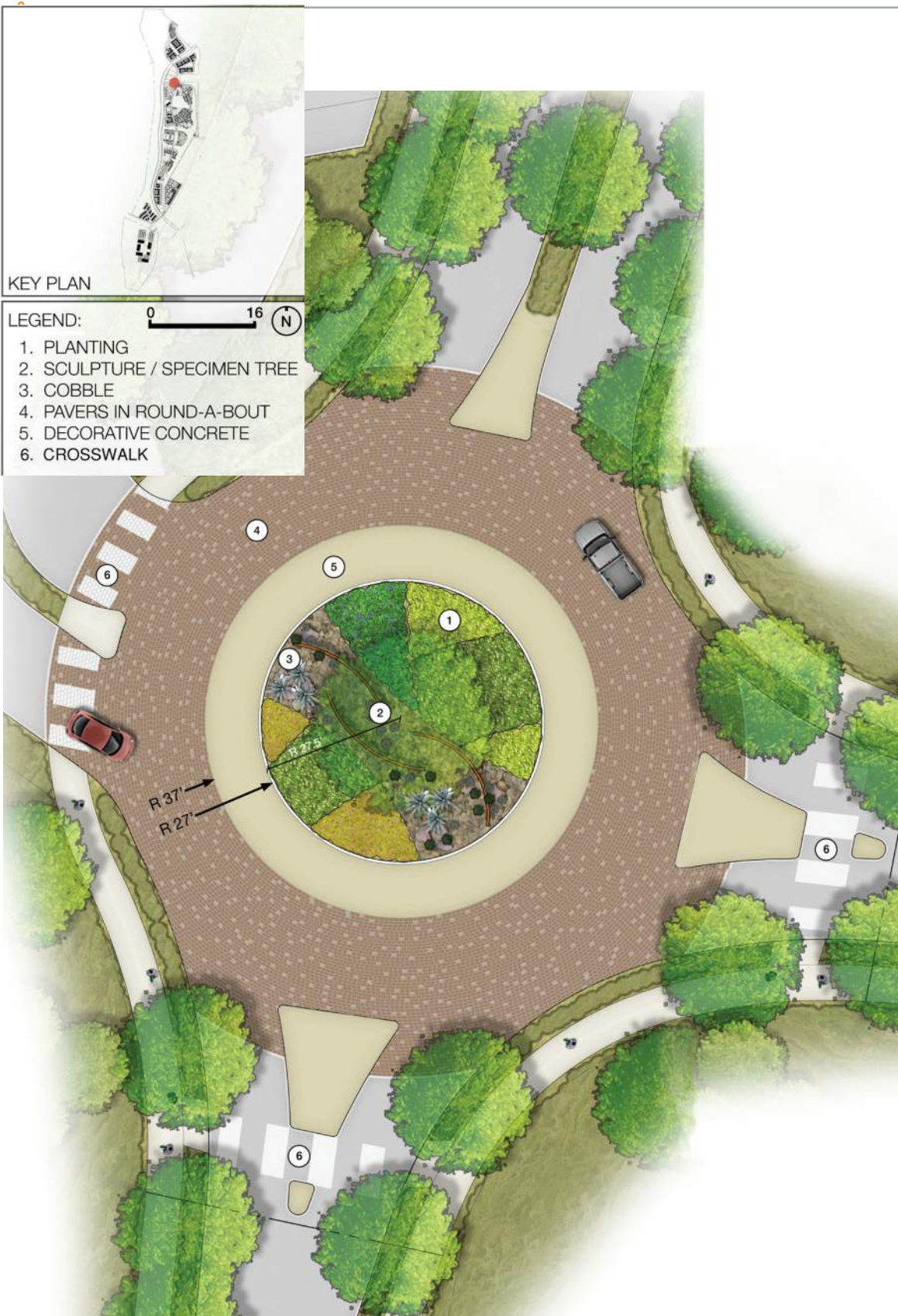


Figure 9-16 Roundabout 1 - Plan

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

9.9.1 Roundabouts

Altair features three roundabouts to calm traffic while improving traffic flow. They also serve as artistic landmarks for the community. Each roundabout has a variety of shrubs, grasses and ground cover, boulders and cobbles as well as sculpture. Decorative pavement such as brick, granite cobbles or concrete unit pavers within the street surface further enhance the roundabout and provide a physical texture change to help slow drivers.



Figure 9-17 Roundabout 1 – Elevation

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

Roundabout “1”, FIGURE 9-16 (Plan) and FIGURE 9-17 (Elevation), located in front of the school site includes a specimen Coast Live Oak and sculptural elements surrounded by shrubs, grasses, boulders and cobbles potentially quarried onsite during grading operations.

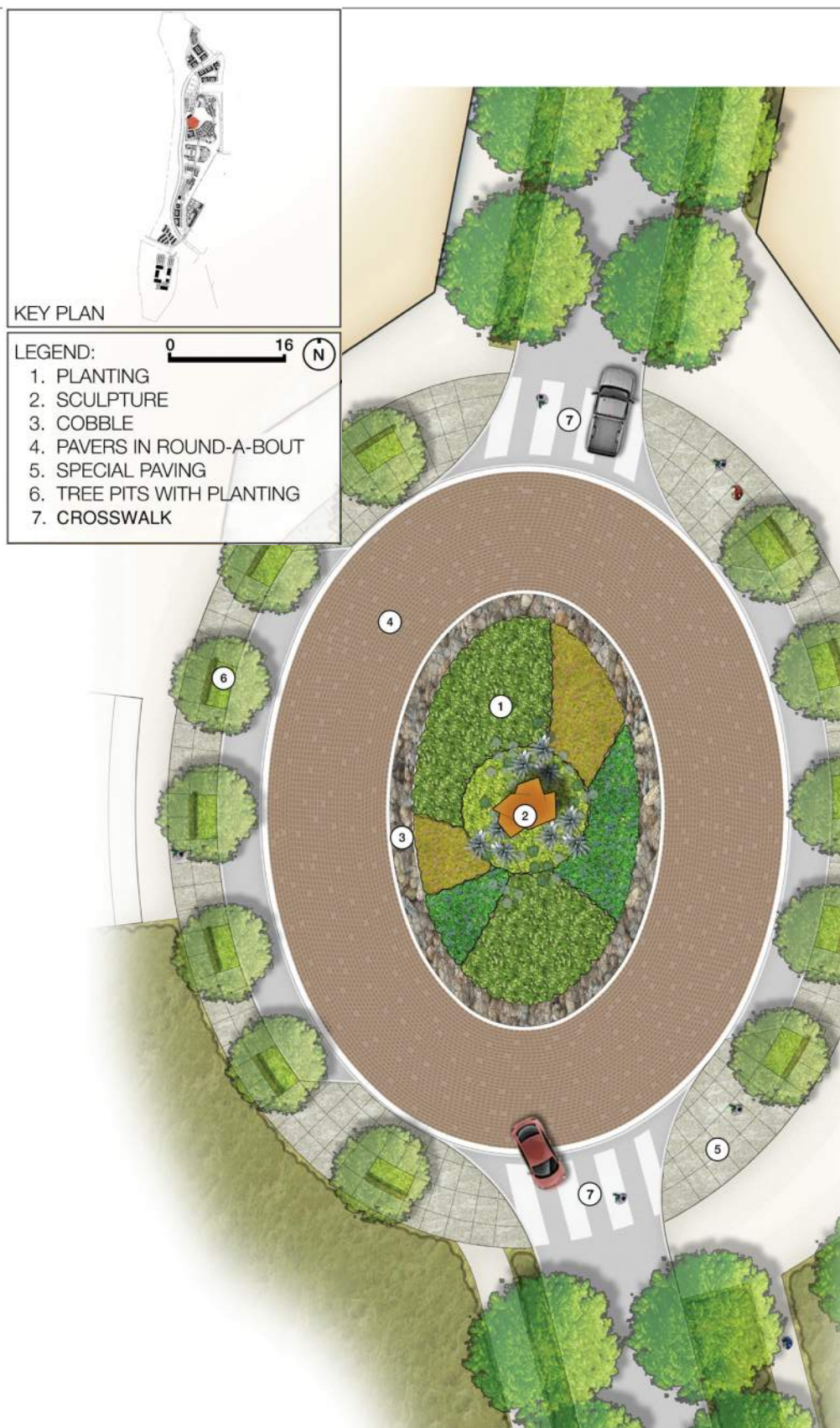


Figure 9-18 Roundabout 2 – Plan

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.



Figure 9-19 Roundabout 2 – Elevation

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

Roundabout “2”, FIGURE 9-18 (Plan) and FIGURE 9-19 (Elevation), located at the Village “C” core adjacent to the Private Recreation Center and Village “C” Core Park includes a pedestrian zone with tree planters and benches connecting the various residential, commercial and recreational spaces.

Roundabout “3”, FIGURE 9-20 (Elevation) and FIGURE 9-21 (Plan), located at the extension of First Street includes a large sculpture and a variety of planting species in a banding pattern including shrubs, grasses, boulders and cobbles potentially quarried onsite during grading operations.



Figure 9-20 Roundabout 3 – Elevation

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

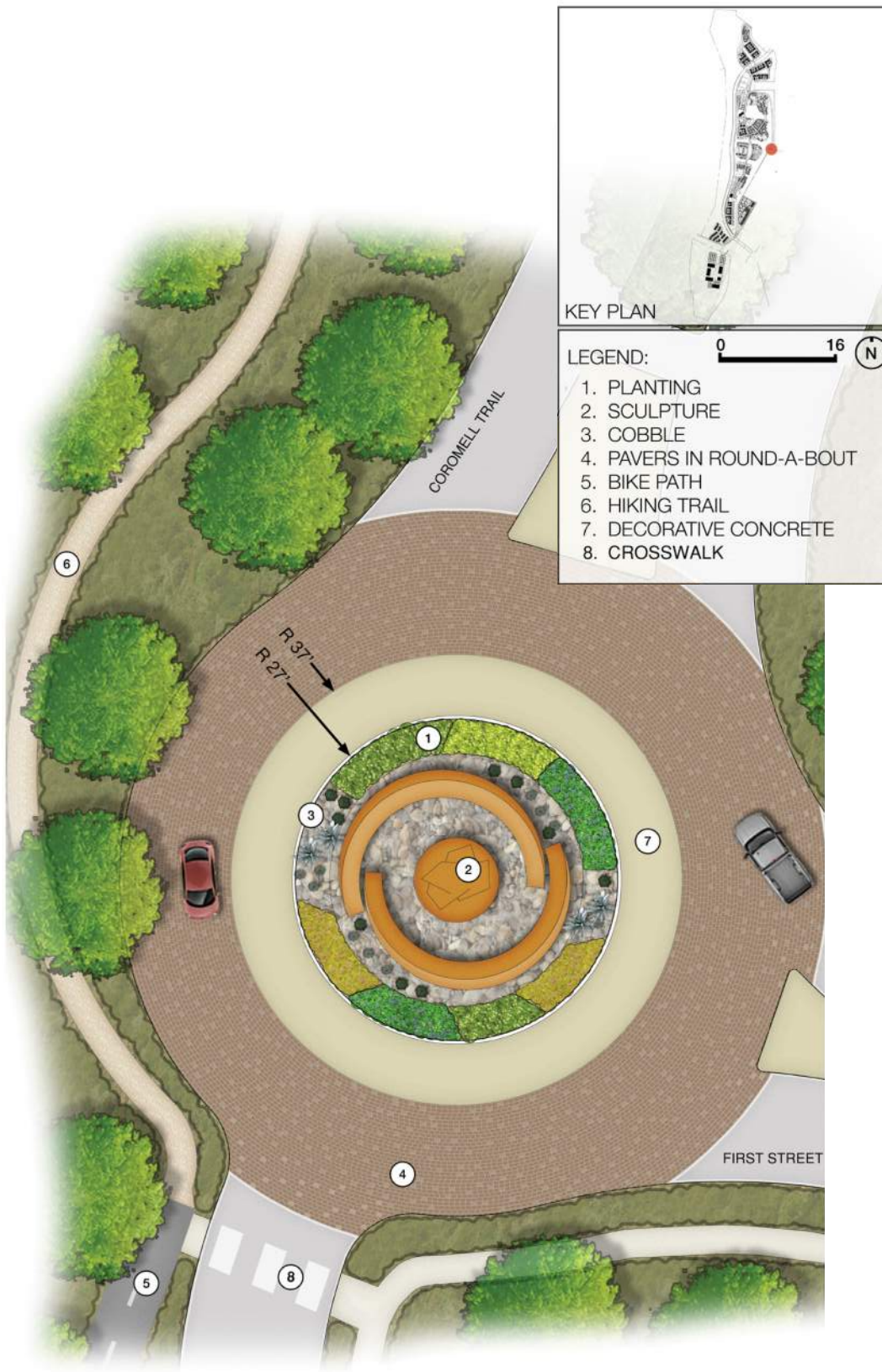


Figure 9-21 Roundabout 3 – Plan

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

9.10 Monuments and Gateways

9.10.1 Entry Statement Monument Plan

Major and Minor Entry Statement Monument locations are illustrated in Figure 9-23. Major vehicular entries are located on the south and north ends of the Western Bypass and on the east at First Street. The intent of the major monuments is to denote arrival into Altair and to begin to convey the design theme of the community. Three alternatives are included to illustrate the look and feel of the major monuments at a conceptual level.

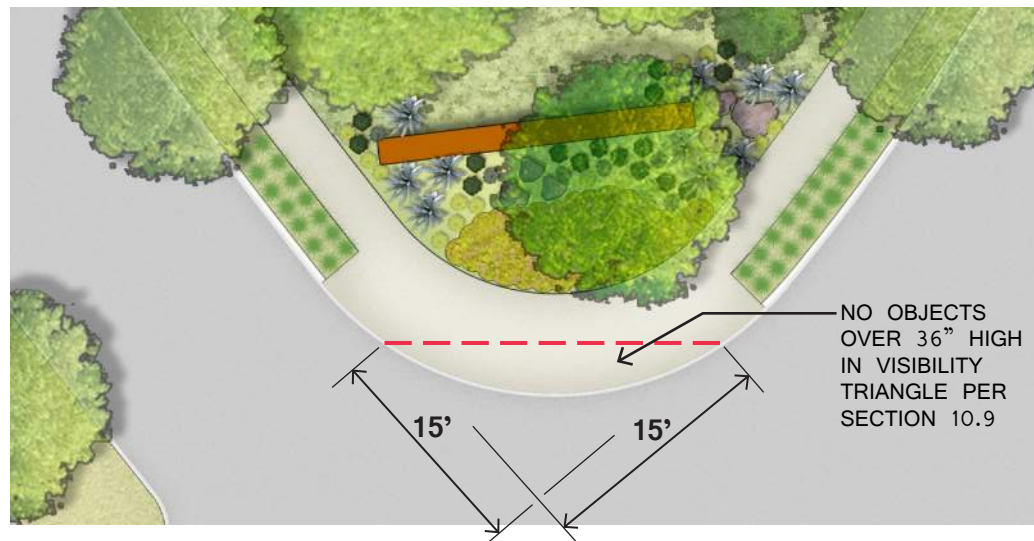


Figure 9-22 Major Entry Monument A – Plan

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

Major Entry Monument-Alternative A

Alternative A, FIGURE 9-22 and FIGURE 9-23, shows a low, linear sign wall in the modern rustic motif. The materials consist of corten steel and natural colored concrete. The lettering is a large sans serif font easily read from a distance. Native planting and boulders surround and frame the sign but do not block the letters, and a large Coast Live Oak tree is used as an accent.

A plan view illustrating the typical location of the major monument is illustrated in FIGURE 9-24.



Figure 9-23 Major Entry Monument A – Elevation

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

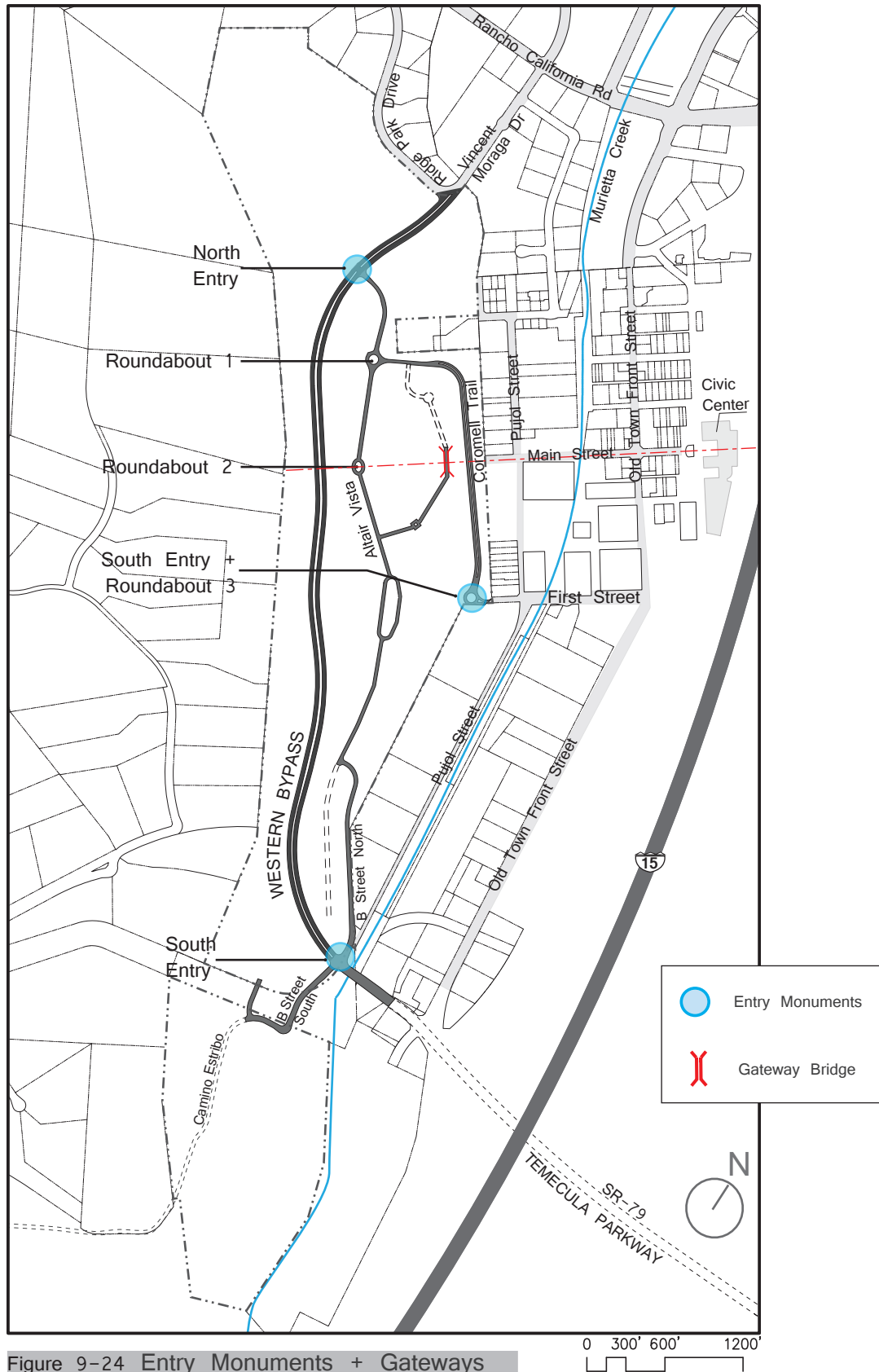


Figure 9-24 Entry Monuments + Gateways

Major Entry Monument-Alternative B

Keeping with the modern rustic motif, the Alternative B, FIGURE 9-25, features a corten steel sign panel mounted on a gabion wall. The gabion wall stone may be potentially quarried onsite during the mass grading operations. The lettering is a large san serif font easily read from a distance. Native planting and boulders surround and frame the sign but do not block the letters, and a large Coast Live Oak tree is used as an accent.



Figure 9-25 Major Entry Monument B – Elevation

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

Major Entry Monument-Alternative C

Alternative C, FIGURE 9-26, is an angled chevron shaped wedge acting as a retaining wall. This corten steel sign wall maintains the modern rustic motif and provides visual interest with planting spilling over the top. The lettering is a large san serif font easily read from a distance. Native planting and boulders surround and frame the sign but do not block the letters, and a large Coast Live Oak tree is used as an accent.



Figure 9-26 Major Entry Monument C – Elevation

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

9.10.2 Major Vehicular Entries

The north entry to Altair is at the intersection of Altair Vista and the Western Bypass. This is a major 4-way intersection with entries on both sides of the Bypass.

The south entry is just east of the Bypass before it crosses Murrieta Creek. This entry features open space on two levels separated by stepped retaining walls and landscaping. The lower open space also functions as a drainage basin and will be planted accordingly. The upper open space is a small park at the elevation of Village F, offering vistas to the southeast. Monument signage will be integrated with the retaining walls.

The east entry is at the current terminus of First Street. It features a roundabout

9.10.3 Gateways

In addition to the entry monuments discussed above, the bridge linking the north and south portions of Village C functions as a gateway into Altair, as seen in FIGURE 9-27.

The bridge is a significant symbol of the Altair community as seen from Old Town. This bridge spans over the linear walkway leading from the central park to Main Street and frames the axial view from City Hall up the hillside to the community center and beyond. The bridge connects the two sides of “A” Street in Village C and will carry both vehicular and pedestrian traffic. Therefore, this bridge will be of substantial construction and size. An arched span would also be appropriate here.

9.10.4 Village and Neighborhood Entries

Village identifiers are commonly located in the focal parks or greens of each village. Monument signs that imply a separate product type or community segregation are to be avoided. Signage should be unique to each village and have a neighborhood quality.

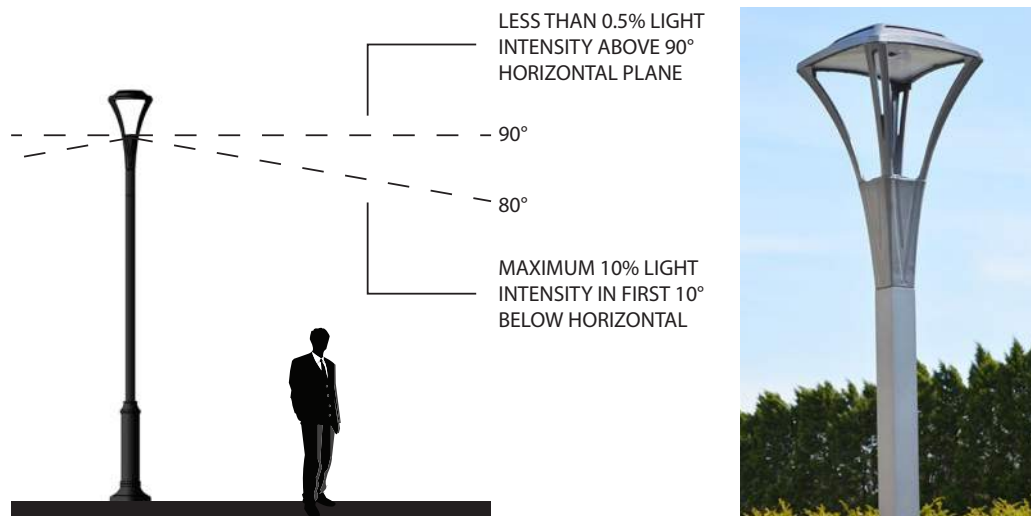


Figure 9-27 Gateway Bridge

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

9.11 Wind Screening

Due to location and topography, prevailing winds at Altair blow from west to east and are stronger in the afternoon. Cool air from the ocean warms as it moves eastward and is then forced up over the ridgeline just west of Altair. The air then picks up velocity as it drops down the east face of the ridge and across the Altair site. The design of all outdoor spaces, especially roof decks, should consider orientation, landscaping and walls to screen against wind and to maintain the comfort of occupants. Courtyards are very appropriate to shelter open space from wind. Water features in particular must be designed and located to avoid overspray in windy conditions.



9.12 Outdoor Lighting

Altair is located approximately 20 miles from the Palomar Observatory. Therefore, exterior lighting must comply with the Zone B restrictions of the Mount Palomar Lighting Ordinance (Riverside County Ordinance No. 655). All fixtures shall have International Dark-Sky Association (IDA) seal of approval. LED lighting shall have a color temperature of 2700K or below to minimize blue light.

Exterior lighting should provide for the security of pedestrians. However, too much lighting can be uncomfortable and distracting to neighbors. Development at Altair has been carefully sited to be unobtrusive when seen from other parts of the City. Outdoor lighting should be consistent with that goal. Large areas of lighting or high lumen levels that cause the community to “glow” shall be avoided. Parking lot lighting shall be carefully designed to minimize bright areas that can be seen from Old Town and environs. Light poles should be shorter, so that trees screen upward glare. Light fixtures shall incorporate cut-offs and appropriate lenses to eliminate glare and light spillover to adjacent properties. An even level of light along circulation routes is safer than contrasting areas of brightness and shadow.

Light fixture types can help identify different levels of circulation: pedestrian-scale pole lights at public plazas, sidewalks and major walkways, low-level lighting at more private paths and trails, taller poles at vehicle-only roads. Accent lighting shall also celebrate important community design features and monuments. Only structures that are important to community identity, such as the tower or gateway bridge, shall be lit. Lighting of residential or commercial buildings is strongly discouraged.

Street lights along Altair Vista should be of a consistent style, material and color. However, some variation in the pole base, or in accessories such as banners, is allowed to distinguish a village or special location. Integration of other systems - such as microcells, wi-fi, speakers or emergency beacons - into street light poles is encouraged to minimize redundant support structures.

9.13 Streets

The streets of Altair are one of its' most important characteristics. In order for Altair to be a successful development, its' streets must have definition. They should have boundaries, usually building walls of some sort, that communicate where the edges of the street are, that set the street apart, that keep the eyes on and in the street, that make it a place. Width of the street and height of buildings, that create the boundaries of the street, set the stage. The horizontal to vertical proportion of a street determines the scale and character. The elements that are placed in the street, such as trees, landscaping, lighting and street furniture, help to humanize the street. Color and material of horizontal and vertical planes of buildings contribute to the beauty of streets as well but on their own merits will not make a street successful. Spacing of buildings along the street also contribute to the definition of streets. The closer buildings are placed gives the street clearer definition. All of these elements, to a greater or lesser degree, contribute to the beauty of the neighborhood.

Chapter 4 deals with the design of the principle streets included in the Grading Plan and Tentative Map. The street sections and axonometrics illustrate the quality and design intent of the streets in Altair. The secondary streets that will make up the network of streets within each village should have the same level of quality. Streets should be kept as narrow as practicable, with street parking, trees, landscaping and urban furniture to help beautify and provide a pedestrian-scaled environment.

Linking the project's private drives with the surrounding streets is vital for the neighborhood and the rest of the community to avoid the characteristics of a "gated community" that isolates a project and erects barriers. Multiple entry points to the site increases connectivity to the community while providing more convenient circulation for residents and neighbors.

Street Standards

A street grid scaled for people is fundamental. Streets suitable for pedestrians should avoid excessive block lengths. The objective is to avoid a condition where pedestrians are forced to walk lengthy routes to get to their destination. Long blocks limit travel direction and increase travel time, distance and inconvenience for pedestrians. Pass-through points at mid-block and/or at the corners of the development should be utilized to enhance walkability and encourage foot traffic to surrounding villages, local businesses, schools and community amenities. In order to accomplish this objective, there shall be a maximum 300-foot distance between cross-streets or pedestrian paths to adjacent streets.

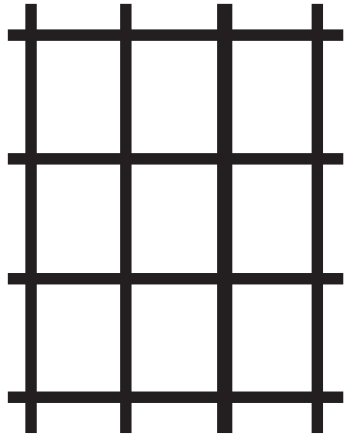
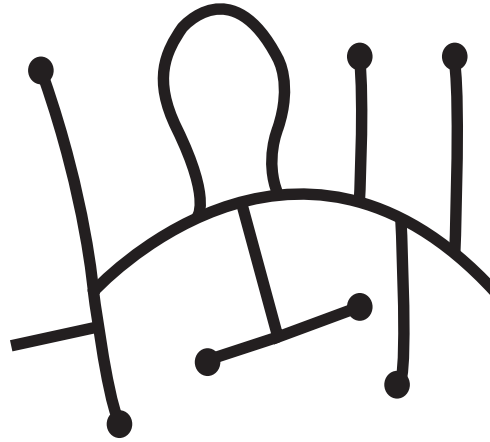
PREFERRED: URBAN GRID STREET PATTERN**DISCOURAGED:** SUBURBAN STREET NETWORK WITH CUL-DE-SACS

Figure 9-28 Street Organization

Pedestrian only streets (paseos or mews) are highly encouraged to improve walkability. Paseos can be as narrow as 6 feet wide with adjoining yard setbacks of up to 10 feet. Where residential yard setbacks are not provided, the width of the mews shall be a minimum of 15 feet.

To ensure the durability and longevity of road surfaces, upgraded concrete pads shall be utilized in turn-around areas used by heavy utility vehicles such as trash collection trucks within the project. All streets must be capable of bearing an 80,000 pound gross vehicle weight for fire trucks and equipment, per the Temecula Municipal Code and California Fire Code.

9.14 Signage

Community-wide Signage Guidelines will be submitted and reviewed as more precise design evolves at Altair. Signage shall follow the general standards established in Temecula Municipal Code Chapter 17.28 Article 1, except that commercial signs are not prohibited next to residential areas and signage is allowed on awnings and canopies that project into the public right of way per Figure 10-4. The Guidelines should allow for stylistic variation between villages. There should not be a single signage theme or material used uniformly throughout Altair. Design, materials and color should support and celebrate the character and identity of the particular village, and not individual developments. While sub-development name signs are allowed for way-finding, they should be discrete and must not compete with other village signage for visibility. Signage for multifamily housing, commercial and institutional buildings should be mounted on the buildings, except at the Civic Site and school, which may have each have one major and one minor free-standing monument sign. Sign standards are discussed further in Section 10.5. Where these standards are more restrictive than those in the Municipal Code, the standards in this Specific Plan shall apply. Project Pre-application Submittal requirements for signage are outlined in Section 11.1.3.(2).

Street identification signs should be consistent throughout Altair. They should be simple and legible from a safe driving distance and at night. Street signs or sign supports are not allowed to span over streets.



9.15 Accessibility

Altair strives to provide a supportive neighborhood for an inclusive population, especially those with physical disabilities. Development at Altair will fully comply with all applicable accessibility guidelines and regulations of the Americans with Disabilities Act (ADA), Fair Housing Act (FHA) and California Building Code (CBC). Builders are strongly encouraged to go beyond these baseline requirements to meet the specific housing needs of the disabled. An example would be dwelling units and common spaces equipped with visual aids and open floor plans to assist the Deaf and increase resident safety. Builders are also encouraged to offer customized dwelling amenities to meet the particular special needs of buyers.

10 DEVELOPMENT STANDARDS

10.1 Application

These Development Standards should be used integrally with the regulations set forth in Section 3 Land Use, the village descriptions in Section 3 and with Section 9 Design Guidelines.

10.2 Zoning

Unless otherwise indicated, the standards described below and in other sections of this Specific Plan replace Chapter 17.06 “Residential Districts” of the City of Temecula Development Code in its entirety. Development regulations for the Altair Specific Plan are prescribed in the following Tables 10-1 and 10-2. Uses listed in Table 10-1 are as defined in the City of Temecula Development Code with the following additions:

Live/Work means a dwelling unit with both residential and commercial uses, wherein the commercial space is at the ground floor and the commercial or business activity is conducted by the resident of the contiguous dwelling unit. Commercial activities are limited to the nonresidential and commercial uses allowed in Table 10-1.

Community Gardens are shared land areas that are collectively farmed or gardened. They may be sub-divided into individual plots, each maintained by a single gardener or family, although that is not mandated. At Altair, community gardens are intended for the cultivation of non-commercial produce and ornamental plants to be consumed by local residents. The raising or use of animals is not permitted.

10.2.1 Prohibited Uses: The following uses are prohibited in all zones:

- Adult Entertainment Business
- Drive-Through Businesses
- Marijuana Dispensary
- Tattoo Studio
- Pawn Shop
- Donation Center (temporary donation collection events are allowed)
- Gas Station

10.3 Height Limits and Vertical Projections

Building height limits listed in TABLE 10-2 are to highest roof deck. Roof parapets, railings, spires, flues, chimneys, elevators, mechanical equipment and screens, antennas, or similar architectural, utility or mechanical features may extend an additional 15 feet beyond the listed height limit. Building height shall be measured from the lowest of either pre-existing grade or proposed finished grade, as defined in City of Temecula Development Code Chapter 17.34 “Definition of Terms”.

Buildings greater than 55 feet in height from the lowest floor of fire department access shall provide certain high-rise provisions in compliance with Section 15.16.020-1.1.7.1 of the Temecula Municipal Code.

		Open Space		Residential	Mixed-Use		Public/Institutional	
Description of Use	ZONE:	SP-AO	SP-NO	SP-R	SP-M	SP-MR	SP-E	SP-C
Residential ²								
Single-family detached		-	-	P	P	P	-	p ⁶
Duplex (two-family dwellings)		-	-	P	P	P	-	-
Single-family attached (greater than two units)		-	-	P	P	P	-	-
Multiple-family		-	-	P	P	P	-	-
Manufactured Homes		-	-	-	-	-	-	-
Mobilehome Park		-	-	-	-	-	-	-
Efficiency / Micro- Units ⁷		-	-	P	P	P	-	-
Secondary Dwelling Unit ⁴		-	-	P	P	P	-	-
Group Homes		-	-	C	C	C	-	-
Congregate care facilities (elderly or disabled) ⁷		-	-	C	C	C	-	-
Residential care facilities ⁷ (for elderly, disabled, mentally disordered, dependent or neglected children)		-	-	C	C	C	-	-
Recovery or treatment facility		-	-	C	-	-	-	-
Guest House ⁴		-	-	C	P	P	-	-
Boarding, rooming and lodging facilities ⁷		-	-	C	P	P	-	-
Bed and breakfast establishment ⁷		-	-	C	P	P	-	-
Family day care homes		-	-	P	P	P	-	-
Live/ Work		-	-	P	P	P	-	-
Home Occupation		-	-	P	P	P	-	-
Nonresidential								
Day care centers		-	-	p ³	P	C	P	-
Educational, K-8th grade		-	-	-	-	-	P	-
Educational, trade or vocational school		-	-	-	-	-	-	-
Higher Education		-	-	-	-	-	-	-
Nature Center / Visitor Center		-	-	-	-	-	-	P
Conference facility		-	-	-	-	-	-	p ⁵
Libraries		-	-	p ³	P	P	P	p ⁵
Museums and galleries (nonprofit)		-	-	p ³	P	P	P	p ⁵
Nonprofit clubs and lodge halls		-	-	p ³	P	P	-	-
Religious Institutions		-	-	-	C	C	C	-
Hospital and Ancillary Medical Office		-	-	-	-	-	-	-
Commercial								
Retail		-	-	P	P	P	-	p ⁵
Restaurant		-	-	P	P	P	-	p ⁵
Offices		-	-	P	P	P	-	p ⁵
Open Space								
Community Gardens		P	-	P	-	-	P	C
Athletic Field		P	-	-	-	-	P	-
Bicycle Paths / Trails		P	C	P	P	P	P	P
Communications and microwave installations		C	-	C	C	C	C	C
Game courts, badminton,tennis, racquetball		P	-	-	P	P	P	-
Nature centers / exhibits		P	C	P	-	-	P	P
Parking Areas		p ¹	-	P	P	P	P	p ¹
Picnic group facilities		P	C	P	-	-	P	P
Private parks and recreation facilities		P	-	P	P	P	P	P
Public parks and recreation facilities		P	C	-	-	C	P	P
Recreational vehicle park		-	-	-	-	-	-	-
Riding stable, public or private		-	-	-	-	-	-	C
Shooting galleries, ranges, archery courses		-	-	-	-	-	-	-

Legend

- P Use is permitted in subject zone
- C Use is conditionally permitted subject to the approval of a Conditional Use Permit (CUP)
- Use is prohibited in subject zone

Notes

- ¹ Parking for park visitor use only.
- ² Conform with Housing Type regulations per Sections 10.10-10.22.
- ³ A CUP is required if use is added after initial development.
- ⁴ Conform with "accessory dwelling" regulations per Sections 10.11-10.22.
- ⁵ Permitted only as an ancillary use to the Nature Center.
- ⁶ Only a park ranger's residence is permitted, subject to City design review.
- ⁷ See Temecula Municipal Code Section 17.10, Supplemental Development Stds.

Table 10-1 Permitted Uses

Standards	Village A		Village B		Village C		Village D		Village E		Village F		Village G		School ⁸		Civic Site	
	min.	max. ³	min.	max. ³	min.	max. ³	min.	max. ³	min.	max. ³	min.	max. ³	min.	max. ³	min.	max. ³	min.	max. ³
Lot																		
Minimum Lot Area	N/A																	
Minimum Lot Frontage	Determined by Building Type. See Sections 10.10-10.18 and Table 10-4																	
Setbacks (feet) ^{1,2}																		
From Altair Vista Property Line	3 ⁴	10 ⁴	3	10	3	5 ⁵	0	5 ⁵	0	5 ⁵	3	-	3	-	5	-		
From Western Bypass ROW	20	130	20	100							10	-			10	-		
From Ridge Park Drive ROW	20	160																
From Coromell Trail ROW					3	-												
From "A" Street Property Line					0	5											10	-
From Camino Estribo ROW																		
All other Lot Lines	0	-	0	-	0	-	0	10	0	10	0	10	0	10	0	-	0	-
Height																		
Maximum Height (feet) ^{6,7}		65		70		75		65		55		55		55		50		50
Maximum Stories		5		5		5		4		4		4		4		2		2
Other Requirements																		
Park Space																		
Minimum total area	0.95 acre		0.60 acre		5.00 acres		0.80 acres		0.50 acres		1.00 acres		0.35 acre		2.00		--	
Minimum contiguous area	0.65 acre		0.40 acre		5.00 acres		0.80 acres		0.25 acres		0.40 acres		--		1.50		--	
Common Open Space (sq. ft. per unit)	Determined by Building Type. See Section 10.10-10.18 and Table 10-4																	
Private Open Space (sq. ft. per unit)	Determined by Building Type. See Sections 10.10-10.18 and Table 10-4																	
Allowable Building Types																		
Detached Housing (Section 10.11)	■		■		■		■		■		■		■		■ ⁸			
Multiplex (Section 10.12)	■		■		■		■		■		■		■		■ ⁸			
Rowhouse (Section 10.13)	■		■		■		■		■		■		■		■ ⁸			
Live / Work (Section 10.14)	■		■		■		■		■		■		■		■ ⁸			
Multifamily Walk-Up (Section 10.15)	■		■		■		■		■		■		■		■ ⁸			
Multifamily Podium (Section 10.16)	■		■		■		■		■		■		■		■ ⁸			
Micro Unit (Section 10.17)	■		■		■		■		■		■		■		■ ⁸			
Mixed Use (Section 10.18)					■		■								■ ⁸			
Iconic Tower (Section 10.19)					■													
Civic Buildings (Section 10.20)															■		■	
School Buildings (Section 10.21)															■			
Community Buildings (Section 10.22)	■		■		■		■		■		■		■					

Notes:

- Setbacks do not apply to interior lot lines.
- See Section 10.4 for allowable encroachments into setback area.
- At least 30% of the building frontage area must comply with the maximum setback. See Fig. 10-1
- Measured from Boundary Road easement at Village A.
- May be increased to 8 feet maximum where an arcade is provided per Section 9.4.
- Structure height is measured as the vertical distance from the grade established by the Grading Plan exhibit referenced in this Specific Plan to the highest point of the parapet of a flat or mansard roof, or to the mid-point of a gable, hip or gambrel roof. Screened mechanical and electrical equipment, chimneys, towers, railings and other integral parts of a building or structure occupying no more than five percent of the roof area shall be excluded from this measurement. Photovoltaic panels and their support framework may be excluded from this measurement.
- Buildings greater than 55 feet in height from the lowest floor of fire department access shall provide certain high-rise provisions in compliance with the Temecula Municipal Code and California Fire Code.
- If the School District elects not to receive the land, the land may be developed with the indicated residential uses. Setback and height regulations will match Village B. The park space requirements remain.

Table 10-2 Zoning Regulations

10.4 Setbacks and Build-To Line

Required setbacks are determined by the fronting street or boundary within each village per TABLE 10-2, not by zone. Setbacks are required only at the designated street and boundaries. There are no setback requirements at interior lot lines, streets or alleys within the village limits.

10.4.1 Build-To Line:

These standards enforce a build-to line to define the streetscape and enhance the pedestrian character of Altair. Build-to lines are required at all street frontages listed in Table 10-2, so there may be multiple build-to lines on a lot. The build-to line is established by the placement of the building relative to required setbacks. The build-to line is essentially the front vertical plane of the building enclosure. To encourage multiplane facades, between 50% and 100% of the building front at street level shall be at the build-to line. Between 40% and 80% of the building front at upper levels shall be at the build-to line. The frontage-facing plane(s) of the remainder of the building must be within 30 feet maximum of the build-to line.

10.4.2 Encroachment into Setbacks: Architectural features including wall projections, eaves, overhangs, extensions, decorative materials and artwork may extend into the required setback zone. Porches, balconies, steps and landings, awnings and canopies (with or without vertical support) may encroach into setbacks, provided that the aggregate of these elements does not exceed 75% of the frontage length. Bay windows and chimneys may encroach no more than 2 feet 6 inches into setbacks.

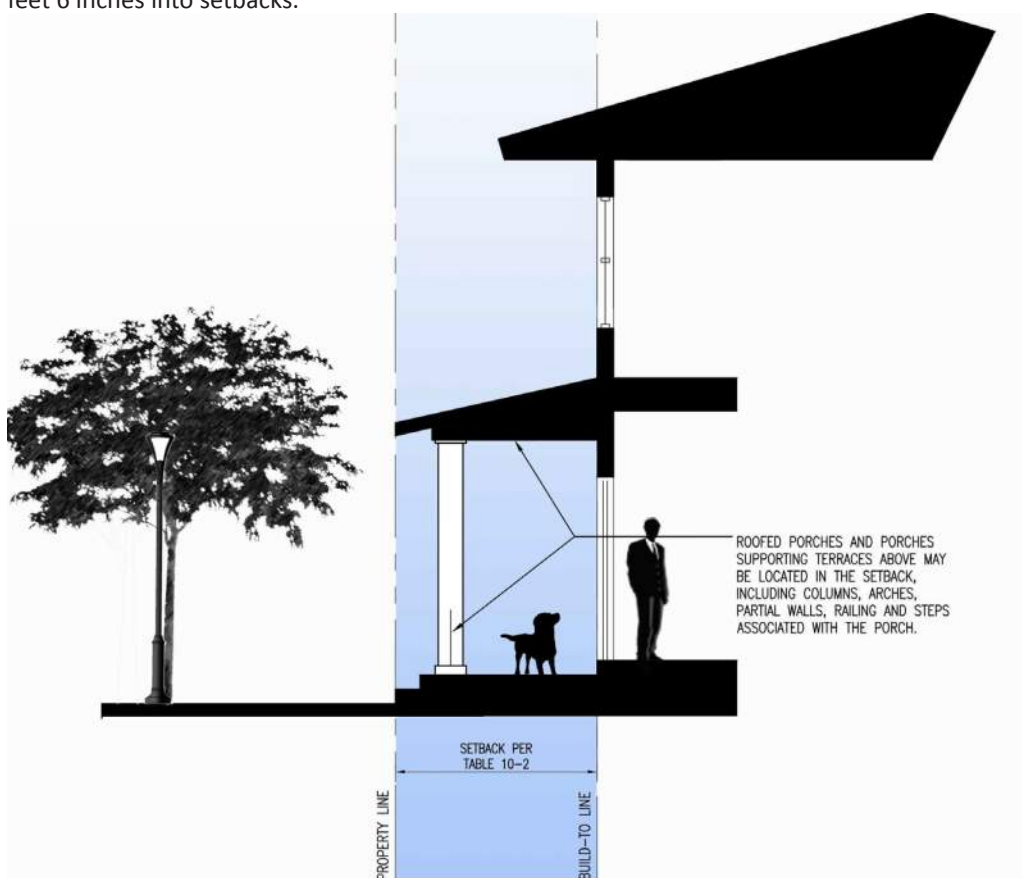


Figure 10-1 Allowable Setback Encroachments – Porch

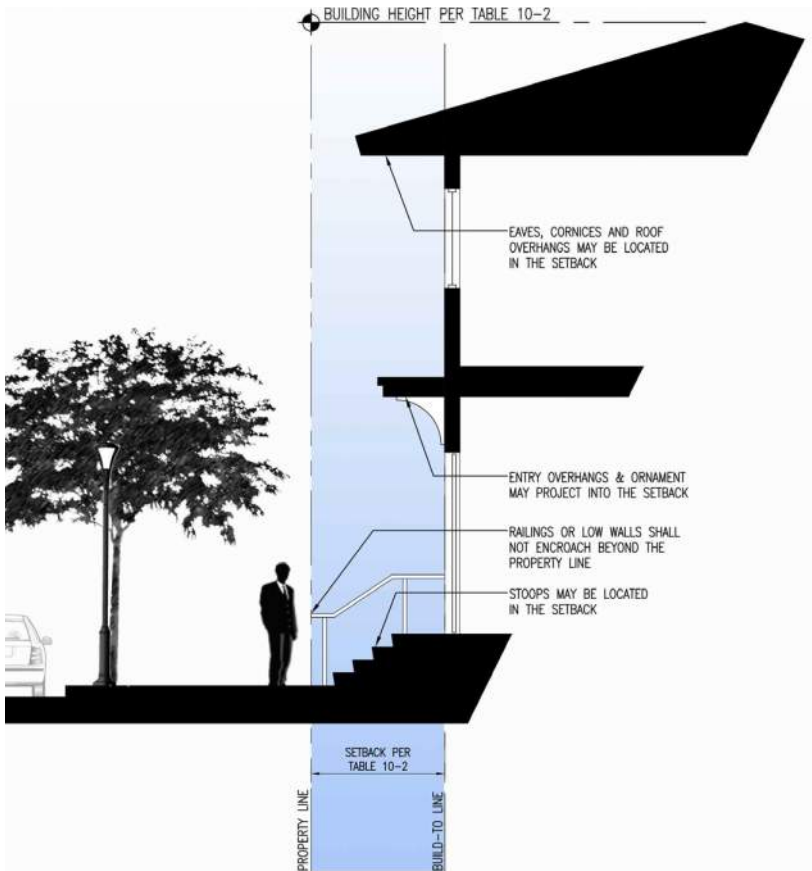


Figure 10-2 Allowable Setback Encroachments - Stoop

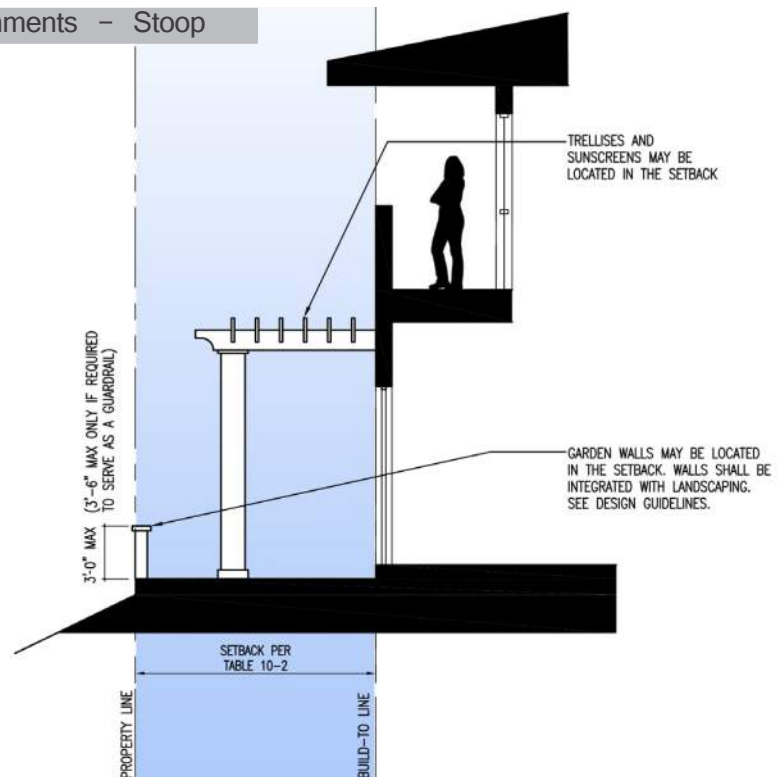


Figure 10-3 Allowable Setback Encroachments - Walls+Trellises

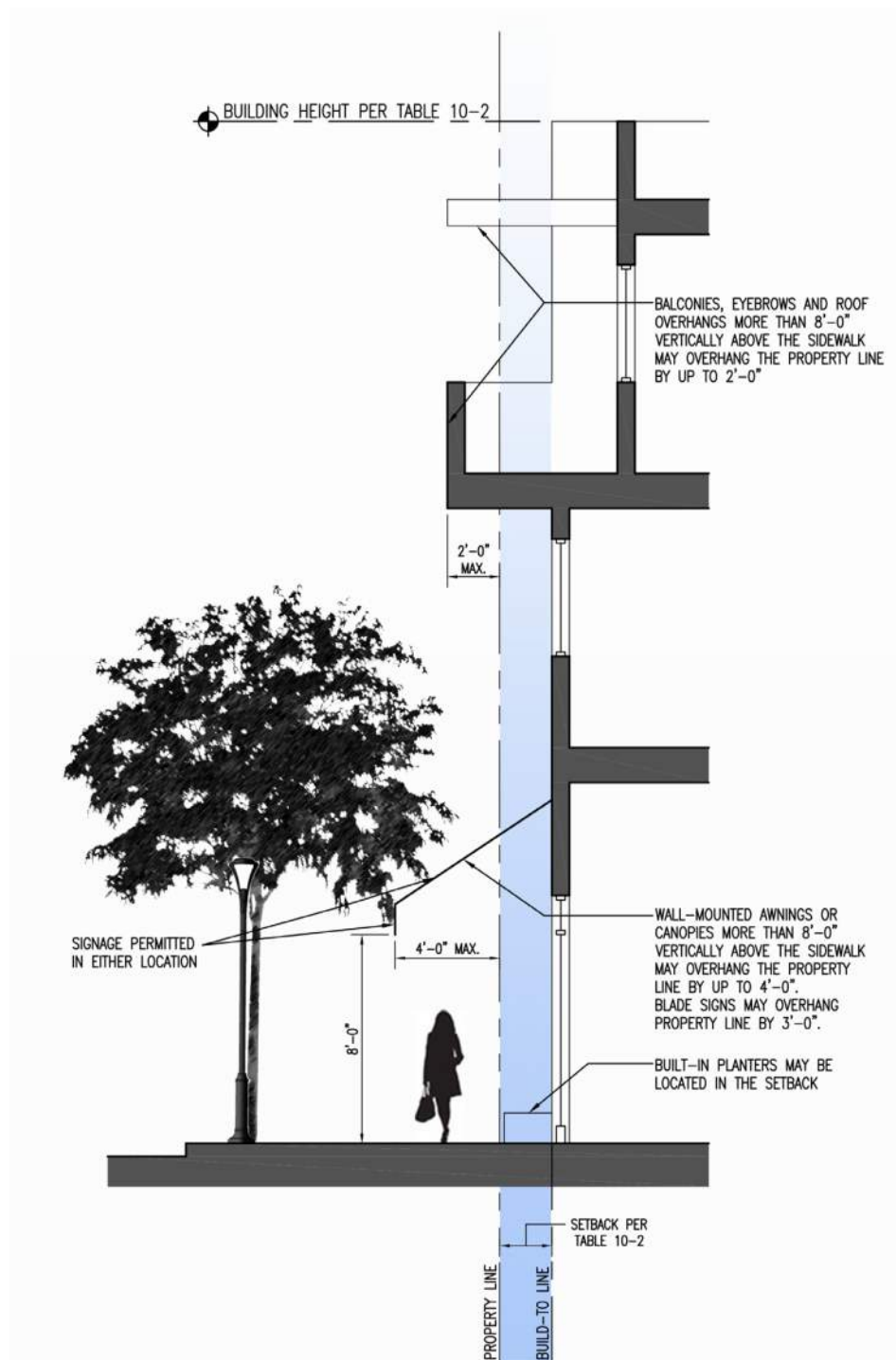


Figure 10-4 Allowable Setback Encroachments – Awnings, Balconies, Roofs

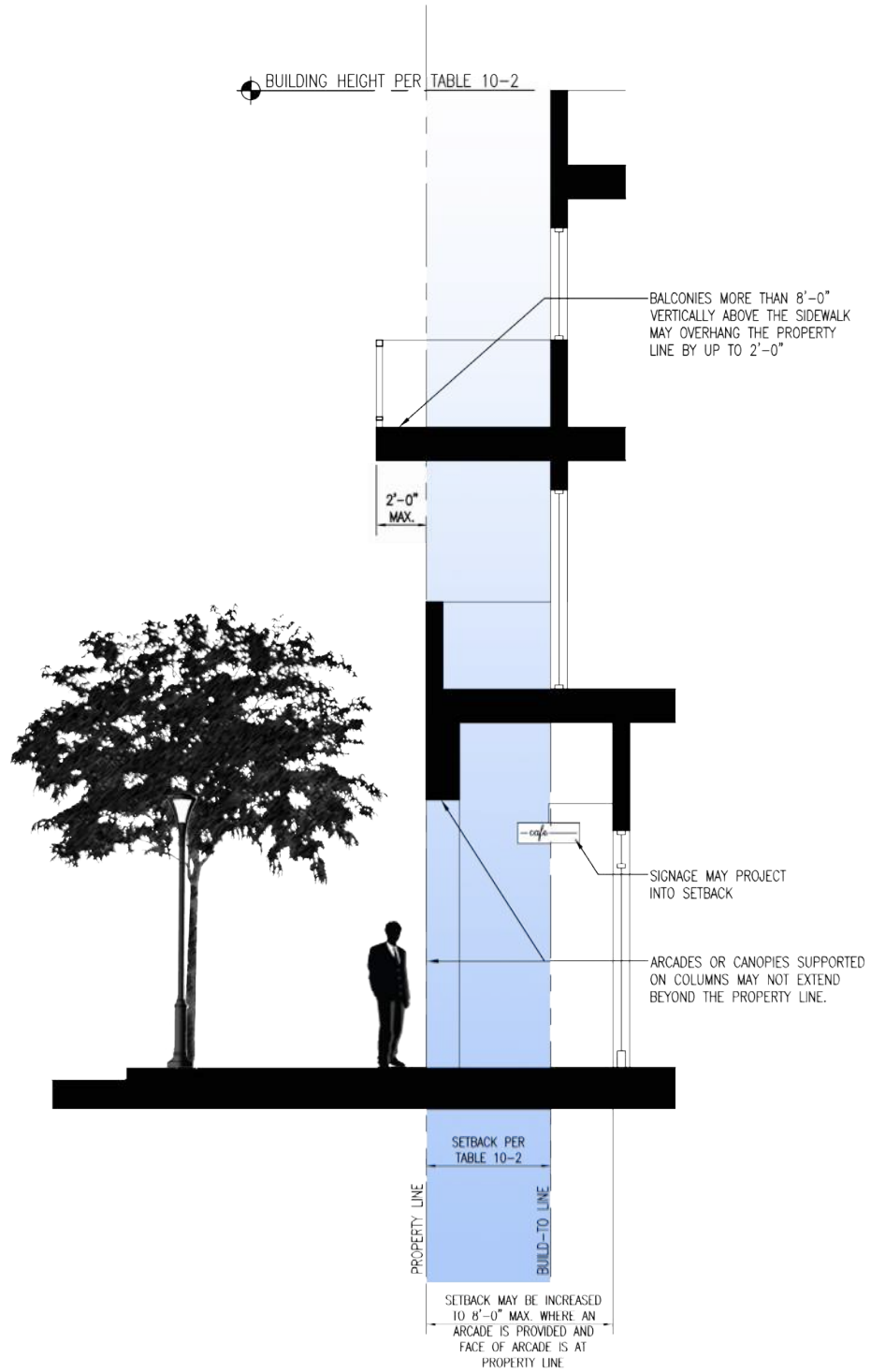


Figure 10-5 Allowable Setback Encroachments – Arcades

10.5 Signage

Signage shall follow the general standards established in Temecula Municipal Code Chapter 17.28 Article 1, except that commercial signs are not prohibited next to residential areas and signage is allowed on awnings and canopies that project into the public right of way.

10.5.1 General Sign Standards:

1. A community-wide Sign Program for the Altair Specific Plan area may be submitted to the Planning Department for approval.
2. Individual development projects shall include signage exhibits with each Pre-Application Submittal to the City of Temecula per Section 11.1.3 (2).
3. All signs erected or modified in style, color or construction shall obtain a sign permit and shall be consistent with the Altair Sign Program and with approved Pre-Application exhibits.
4. Pylon signs and internally illuminated cabinet signs are prohibited.
5. Internally illuminated channel letters are discouraged. External illumination is preferred at all signs.
6. Illumination for signs must comply with the Zone B restrictions of the Mount Palomar Lighting Ordinance (Riverside County Ordinance No. 655) and with the MSHCP Urban/Wildlands Interface Guidelines.

10.5.2 Building-Mounted Sign Standards:

1. Building signs include wall-mounted, window, blade and awning signs.
2. Commercial and office uses may have two signs for each business. The signs may be of two different types listed above.
3. Signs shall not be located above the finished floor elevation of the level above street level. The only exception shall be for only retail or restaurant uses above street level, where a sign for that establishment may be mounted at the main floor level for that retail or restaurant space.



Figure 10-6 Building-Mounted Signs

4. Signs shall be integrated into the building's architecture in style, location, proportion and materials. Building designs should provide logical locations for signage, while avoiding monotony across a long facade.
5. Sign colors shall provide sufficient contrast to be clearly legible, while complimenting the color scheme of the building.
6. Signs are allowed on awnings. Awnings may project into the public right of way or street easements per Figure 10-4.
7. Awnings shall be of canvas or other durable fabric. Hard plastic or vinyl awnings and internally illuminated awnings are prohibited.
8. Window signs are allowed in commercial, institutional, live/work and mixed-use buildings, but should not block or obscure transparency. Window signs are only permitted at street level.



WINDOW SIGNS THAT BLOCK TRANSPARENCY
LIKE THESE SHADE SIGNS ARE PROHIBITED

9. Blade signs are allowed and may encroach into setbacks as shown in Figure 10-5. Blade signs may also project into the public right of way or street easements by up to three feet.
10. The vertical clearance below blade signs and hanging signs shall be 8'-0" minimum.
11. Blade signs shall not be internally illuminated.
12. See Building Types in Section 10.10 through 10.22 for other restrictions on signage.



10.5.3 Monument Sign Standards:

1. Each residential development is limited to one (1) monument sign.
2. External illumination is required for monument signs.
3. Monument signs shall be integrated into the landscape design.
4. Monument signs are limited to one place name or business name, except directional signs may include multiple place names.
5. Monument signs for residential developments are limited in size to 32" high and 60" wide.

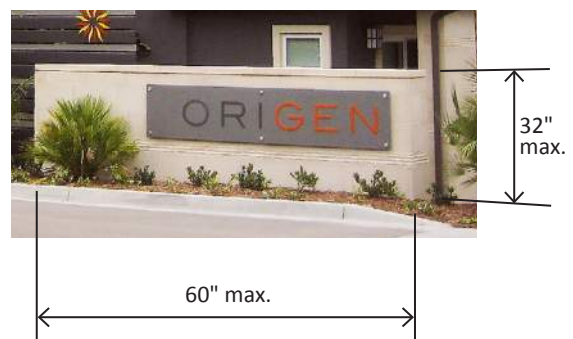


Figure 10-7 Monument Signs

10.5.4 Sign Size and Scale:

Signs shall be of an appropriate size and scale for a pedestrian, smart growth neighborhood. Auto-oriented signage is discouraged. Signs shall not be oriented toward the freeway or Western Bypass.

10.6 Conceptual Landscape Plan

The landscape at Altair will be a key contributor to creating the community's sense of place. The plan will feature natural (native) landscaped open spaces and natural materials such as boulders and cobble contrasted with contemporary elements and materials of design such as corten steel or gabion walls. The preserved and restored natural open space, the Western Bypass streetscape and the Coromell Trail streetscape will lean towards a natural feel similar to the surrounding hillsides, while the urban villages, village streetscapes and parks will have a more refined contemporary flavor. Primarily native as well as non-native low water use plants will be introduced into the urban village areas and parks using clean, geometric patterns.

Figure 10-8 categorizes the primary landscape tree types, quantity and arrangement for Altair along with areas of preserved open space and restored open space. Tree types are categorized in Appendix A. (This list is intended as a general guideline and is not all inclusive.)

Restored natural open spaces and slopes will utilize the "Tyson Method" supplemented with additional native container stock and/or seed. The Tyson Method removes (scrapes) the existing vegetation and top layer of seed-bearing topsoil from native areas slated for mass grading, grinds the plant/topsoil mixture and stores it in windrows, then redistributes the material back onto the surface of the completed manufactured slopes. This provides a natural seed bank and mulch material which helps to prevent erosion and encourages natural regrowth of the former vegetation. Container stock and seed for open space restoration (excluding trees) shall be propagated and collected from existing open space areas to ensure genetic compatibility and planted in addition to the Tyson Method mixture.

Open space drainage draws, bioretention areas and bioswales shall be landscaped with native riparian vegetation.

The list of shrubs, groundcovers and vines in Appendix A provides an opportunity to create a predominantly low water use landscape within the landscape theme of the community. (This list is intended as a general guideline and is not all inclusive.)

Figure 10-9 through Figure 10-12 conceptually illustrate the landscape of each Village Planning Area. Building massing is shown on these exhibits only in order to convey potential landscape areas and urban fabric as related to the landscape, trails, bikeways, key walkways, streets, parks, and open space. Figure 10-13 shows the location of street trees referenced by street in Appendix A, Plant Lists. Trees shall be selected from the range of species designated for each street.

Please refer to the Circulation Plan-Vehicular, Circulation Plan-Pedestrian/ Bicycle, Open Space and Recreation Plan, and Entry Statement Monumentation Plan for additional design requirements and landscape illustrations for each of those planning categories.

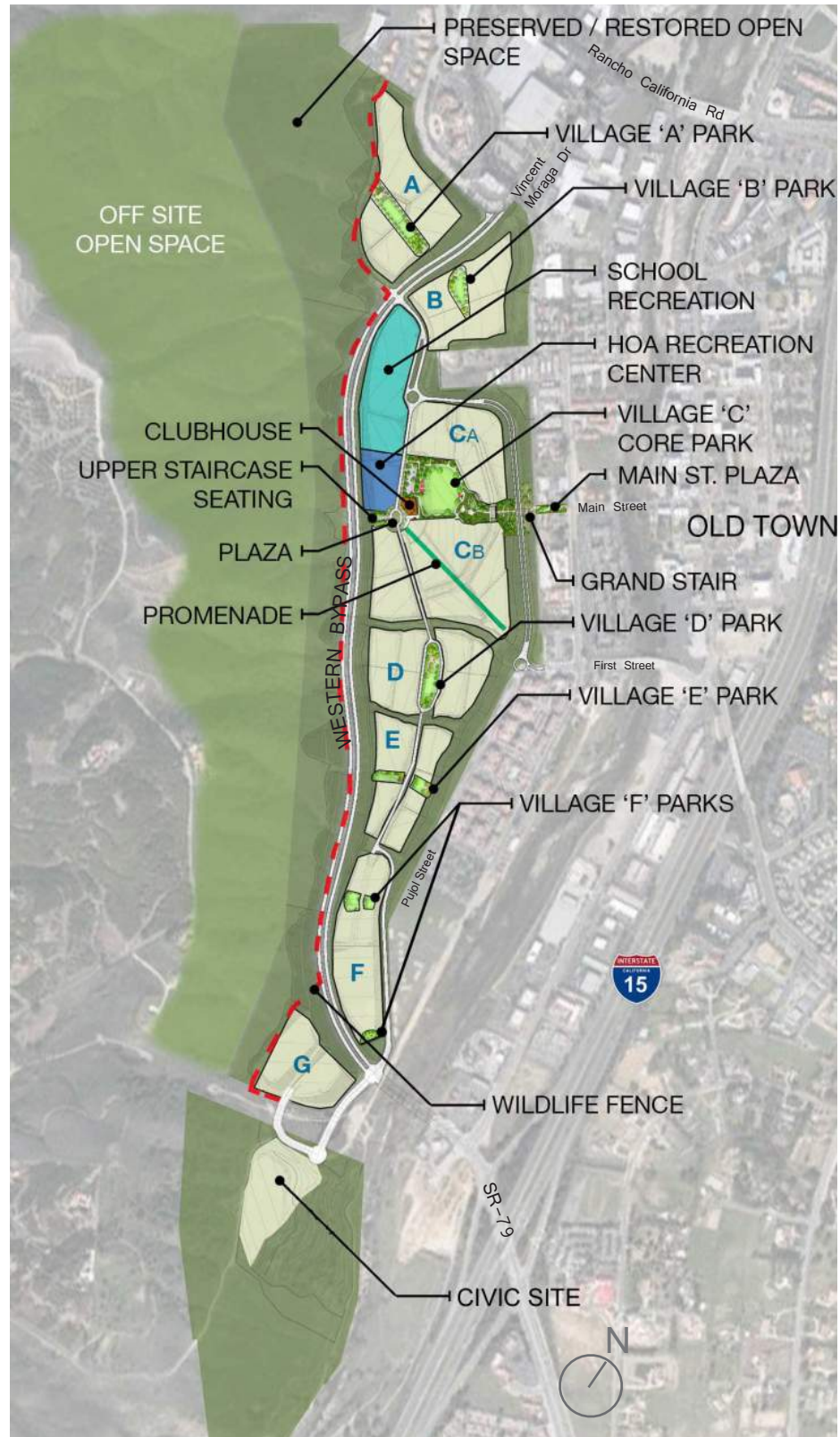


Figure 10-8 Conceptual Landscape Plan

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.



Figure 10-9 Landscape Exhibit 1

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.



Figure 10-10 Landscape Exhibit 2

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

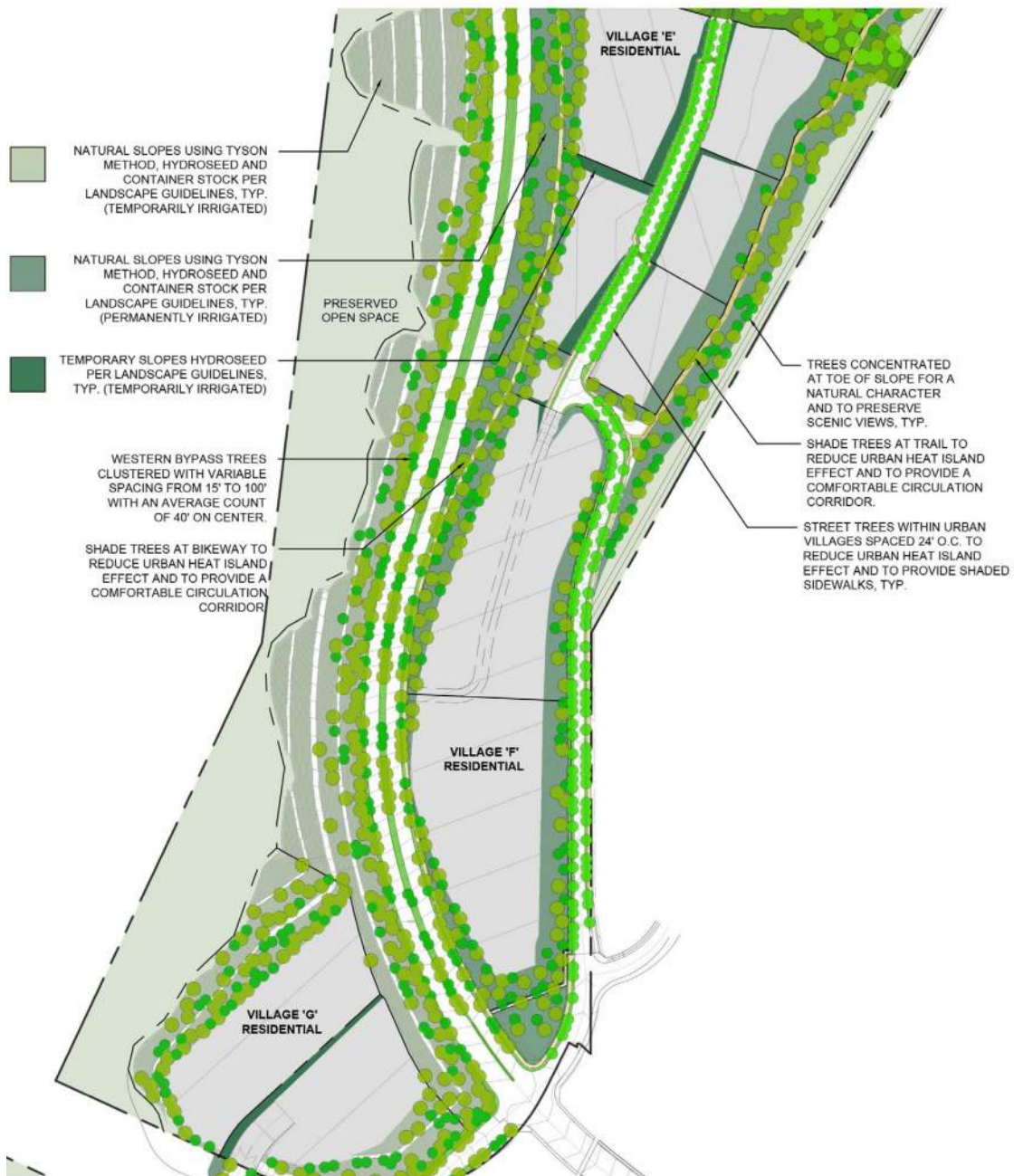


Figure 10-11 Landscape Exhibit 3

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.



Figure 10-12 Landscape Exhibit 4

CONCEPTUAL PLAN ONLY; ACTUAL DESIGN MAY VARY.

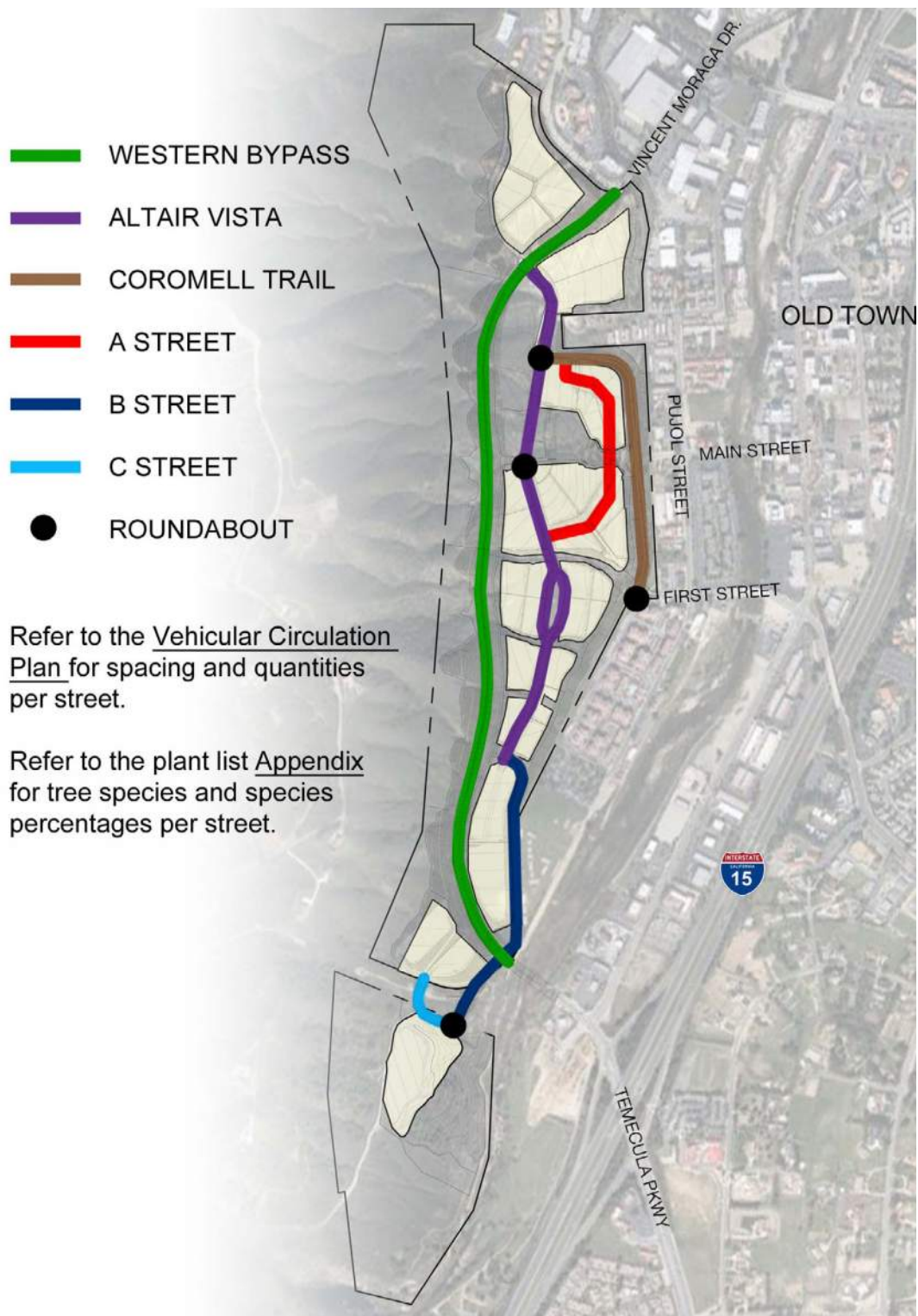


Figure 10-13 Street Tree Plan

10.6.1 Landscape Development Standards

1. All detailed landscape plans shall be prepared by a California Licensed Landscape Architect for review and approval by the City of Temecula.
2. “Master Developer” and perimeter “Unit Tract” walls and fences will be prohibited at Altair to accommodate and encourage pedestrian and vehicular circulation throughout the community. Walls and fences are allowed for areas such as private residential courtyards, pool enclosures, or other areas where fences are required for safety. Fence materials shall be compatible with the architectural schemes and may include tubular steel view fence, stucco, stone veneer, or material that matches building architecture. Materials such as barbed wire and chain link are prohibited, except as noted in Section 10.8. Also see Section 9.6 for fence wall and gate design guidelines.
3. Retaining walls shall be softened or screened with trees, shrubs and vines. See Section 9.7.
4. At the time of recordation of any final subdivision map which contains greenbelts or open space areas, the subdivision shall have those common areas conveyed to the property owners association or appropriate public maintenance entity either in fee title or as an easement.
5. All planting, irrigation and built elements of open space, parks, streetscapes, monuments, walls, fences, street furnishings, pedestrian bridges, and slopes shall be maintained by an HOA, private maintenance association, or public maintenance entity.
6. All landscaping shall meet the City of Temecula Water Efficient Ordinance, Chapter 17.32 of the City of Temecula Development Code or to the satisfaction of the Planning Director.
7. All loading, service, parking areas, and trash enclosures shall be screened with appropriate green-screens, vines, trees or shrubs at the direction of the City of Temecula.
8. The minimum sizes for trees, shrubs and groundcover shall meet City Code requirements.
9. All parking lot landscaping shall be consistent with the City of Temecula Development Code requirements.
10. Slopes shall be revegetated with trees, shrubs, groundcover, and seed (or mulch) to prevent erosion control.
11. Typical residential front yard landscape requirements shall be in conformance with the City of Temecula Development Code. Special lots or configurations shall have modified landscape standards approved by the Planning Director.
12. Graded or disturbed areas not to be developed shall be treated per the approved Storm Water Pollution Prevention Plan.
13. Developers/ applicants of each property shall ensure that plantings at maturity will not interfere with utility lines and traffic sight lines.

14. Horticultural soil tests and recommendations shall be required for each developed area based on the proposed plant list for that area. (CA native plants require different horticultural amendments compared with ornamental plants and this shall be reflected in the test recommendations.)
15. All landscape areas shall be designed with a permanent below grade irrigation system based on current code requirements and the latest efficiency technologies. Restored native slopes may utilize a temporary system until established, but shall also be below grade and shall be shut off after full establishment.
16. Each landscape area shall be maintained by the landscape installer for a minimum of 90 days prior to the perpetual maintenance entity taking control of that area.
17. Weather-based or Soil moisture-based irrigation controllers shall be set to “automatically adjust” on or before day 60 of the 90-day maintenance period. The installing contractor shall make fine-tuned adjustments to each station as necessary during days 60 to 90 of the 90-day maintenance period in order to maximize water efficiency and plant health.
18. The landscape palette shall conform to the State of California Model Landscape Ordinance.
19. All landscape design and plant selection shall be compatible with recycled water use.
20. Plant species identified in Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) shall not be used in areas adjacent to the MSHCP corridor and/or native open space.
21. Recommend a guideline for care and long term maintenance of Oak trees be established.
22. Espaliers, or columnar small tree/clipped hedge, and vines should be used to soften building massing where limited planter areas and/or building density does not allow adequate room for typical tree placement or shrub massing.



10.6.2 Natural (Permanent) Slopes: All permanent natural slopes (See Conceptual Landscape Plan for Locations) shall be revegetated with native landscaping utilizing native container stock and seed in addition to the “Tyson Method”. The Tyson Method removes (scrapes) the existing native vegetation and top layer of seed-bearing topsoil from native areas prior to mass grading, grinds the plant/topsoil mixture and stores it in windrows, then redistributes the material back onto the surface of the completed manufactured graded slopes. This provides a natural seed bank and mulch material which helps to prevent erosion and encourages natural regrowth of the former vegetation. Except for boxed and larger container trees, supplemental container stock and seed for slopes should be collected and propagated from existing open space areas prior to grading to ensure genetic compatibility. Restored plant communities shall be designed to be consistent with the plant communities of the adjoining open space (i.e. Diegan coastal sage scrub next to Diegan coastal sage scrub, Southern mixed chaparral next to Southern mixed chaparral, etc.) especially along the Western Bypass Corridor and preserved natural open space areas.

Slope banks five feet or greater in vertical height with slopes between 5:1 and 2:1 shall, at a minimum, be irrigated and landscaped with a combination of appropriate shrubs, vegetative ground cover, and mulch that will absorb rainwater and reduce runoff for erosion control. All trees and shrubs shall be planted in staggered clusters to soften and vary the slope plane. If drip irrigation is used on slopes, a fertilizer injector system shall also be used.

- A. Slope banks five feet or greater in vertical height with slopes greater than or equal to 3:1 shall, at a minimum, be irrigated and landscaped with a combination of appropriate shrubs, vegetative ground cover, and mulch that will absorb rainwater and reduce runoff for erosion control, and to soften their appearance as follows:
 - 1. One 15-gallon or larger tree per each six hundred square feet of slope area. Large growing native trees, such as Coast Live Oaks, shall be clustered and concentrated at toes of slopes to emulate patterns found in nature (bigger trees in wetter areas at bottoms of slopes) and to accommodate views from residential pads. (Small native trees including Toyon, Laurel Sumac, Lemonadeberry, and Sugar Bush may be used on the remaining slope areas to meet the intent of this requirement);
 - 2. One 1-gallon or larger shrub for each one hundred square feet of slope area; and
 - 3. Appropriate vegetative ground cover that will absorb rainwater and reduce runoff.

- B. In addition to the requirements above, slope banks in excess of ten feet in vertical height with slopes greater or equal to 2:1 shall also provide a 5-gallon or larger tree per each one thousand square feet of slope area. Large growing native trees, such as Coast Live Oaks, shall be clustered and concentrated at toes of slopes to emulate patterns found in nature (bigger trees in wetter areas at bottoms of slopes) and to accommodate views from residential pads. (Small native trees including Toyon, Laurel Sumac, Lemonadeberry, and Sugar Bush may be used on the remaining slope areas to meet the intent of this requirement).
- C. Western Bypass Corridor slopes, as illustrated on the Conceptual Landscape Plan, shall comply to the requirements above and shall be irrigated on a temporary basis until establishment (estimated 3 to 5 years) or non-irrigated (only if planted during the appropriate season with the approval of the City.)
- Refer to Section 8 Open Space and Recreation Plan for additional information.
 - Refer to the Appendix for plant list.

10.6.3 Temporary Slopes: Temporary Slopes occur within Villages and are likely to be re-graded during the construction of that village. Temporary slopes are illustrated on the Conceptual Landscape Plan and shall be hydroseeded and temporarily irrigated.

- Refer to the Appendix for plant list.

10.6.4 Hiking Trails, Bikeways: Restored natural open spaces and slopes adjacent to the hiking trails and bikeways will utilize the same landscape guidelines as Natural (Permanent) Slopes. Larger native trees shall be clustered around trails and bikeways to provide a natural appearance and shade for pedestrians.

- Refer to Sections 4 and 8 for additional information.
- Refer to the Appendix for plant list.

Key Pedestrian Walkways: When not within natural slope areas, key pedestrian walkway areas shall use a combination of SoCal native and non-native trees, shrubs, and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Areas adjacent to native open space shall use 100% natives. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Recreational turf shall be provided for recreational use areas only per City standards.

- Refer to Section 4 Circulation and Section 8 Open Space and Recreation Plan for additional information.
- Refer to the Appendix for plant list.

10.6.5 Drainage Draws, Bioswales, Retention/Detention/Water Quality Basins

Drainage Draws, Bioswales, and Retention/ Detention/ Water Quality basins shall be designed using low water use native plants at the tops of slopes and medium to higher water use native plants towards the bottom of slopes and the bottom of swales and basins. The intent is to re-create a native riparian ecosystem of concentrated canopy trees such as California Sycamore, Cottonwood, and Cost Live Oak with an understory of native grasses and shrubs. (Trees may be reduced or eliminated for narrow bioswale areas if necessary based on site constraints).

- Refer to Section 6 Infrastructure and Utilities for additional information.
- Refer to the Appendix for plant list.

10.6.6 Roundabouts: These areas shall use a combination of SoCal native and non-native trees, shrubs, and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.)

- Refer to Section 9 Design Guidelines for additional information.
- Refer to the Appendix for plant list.

10.6.7 Entry Statements: These areas shall use a combination of SoCal native and non-native trees, shrubs, and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Areas adjacent to native open space shall use 100% natives. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.)

- Refer to Section 9 Design Guidelines for additional information.
- Refer to the Appendix for plant list.

10.6.8 Park and Recreation Areas: These areas shall use a combination of SoCal native and non-native trees, shrubs, and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Areas adjacent to native open space shall use 100% natives. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Recreational turf is encouraged for park and recreation areas. Turf areas shall be wide and long enough to allow passive or active recreation uses per City standards.

- Refer to Sections 3 and 8 for additional information.
- Refer to the Appendix for plant list.

10.6.9 School: These areas shall use a combination of SoCal native and non-native trees, shrubs, and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Areas adjacent to native open space shall use 100% natives. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Recreational turf is encouraged for school recreation areas. Turf areas shall be wide and long enough to allow passive or active recreation uses per City standards.

-Refer to the Appendix for plant list.

10.6.10 Villages A, B, C, D, E, F, G: It is intended that the Village areas use a combination of SoCal native and non-native trees, shrubs and groundcovers. Although the plant species will be the same or similar to the natural areas, it shall be designed in more defined patterns (such as blocks of matching plant material, interesting angles, or geometric patterns) rather than natural organic patterns. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Areas adjacent to native open space shall use 100% natives. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Recreational turf shall be provided for recreational use areas only per City standards.

-Refer to the Appendix for plant list.

10.6.11 Civic/ Community: These areas shall use a combination of SoCal native and non-native trees, shrubs, and groundcovers. SoCal native shrubs and groundcovers shall compose a minimum of 50% of the total planting area of this zone and non-natives a maximum of 50%. Areas adjacent to native open space shall use 100% natives. Low water use plants shall compose a minimum of 75% of the total planting area of this zone and medium water use plants a maximum of 25%. Irrigation for trees, shrubs and groundcovers shall be based on water usage. (However, low water use plants may be added to medium water use zones if they can tolerate the additional water.) Recreational turf shall be provided for recreational use areas only per City standards.

-Refer to the Appendix for plant list.

10.6.12 Parking Lots: All parking lot landscape shall be consistent with the city's adopted water efficient landscape ordinance as listed in Chapter 17.32 of the Temecula Municipal Code. Parking areas shall have a minimum of a five foot perimeter planting area. A minimum of one tree per four parking spaces shall be provided. Trees shall be broad canopy species and at least fifteen-gallon in size at installation. Planting islands are required at the end of each parking bank and every ten spaces. Islands shall be a minimum of five feet wide and as long as the adjacent parking space. Each island shall have one tree and a combination of shrubs and groundcover.

-For additional requirements, see Temecula Municipal Code, Chapter 17.24.050.H

10.6.13 Shade: The utilization of shade trees and shade structures is encouraged considering the climate in Temecula. Street trees in the urban village areas are spaced at 24' o.c. to optimize the shade canopy over the sidewalks and to reduce the urban heat island effect. The conceptual village park plans found in the Section 3 illustrate how shade trees, shade structures, and shade sails may be incorporated to provide shaded outdoor spaces. Clusters of native trees are also encouraged along bikeways and hiking trails in the natural open space areas to shade pedestrians.



Figure 10-14 Urban Parkway with Tree Grate



Figure 10-15 Urban Parkway with Planter Pocket

10.6.14 Tree Grates: This specific plan intends to provide a variety of street types, with both landscape parkways and urban parkways. Urban parkways may use either planting pockets or tree grates. Tree grates shall be used in higher pedestrian traffic areas. Tree grates shall complement the grates in Old Town. When planter pockets are used, plants shall be greater than 24" in height and robust/ hardy to prevent pedestrians from walking over them.

-Refer to Section 4 Circulation for additional information.

10.7 Parking

Parking Lot Dimensions: The standard minimum parking space shall be nine feet wide by eighteen feet long. In exchange for electric vehicle charging stations or extensive bike rack systems above the minimum requirements, the Planning Director has the option to allow up to 10% of the required parking stalls to be compact stalls with minimum dimensions of eight feet wide by sixteen feet long. Parking spaces are required to have clear delineation with paint or other easily distinguishable material. Drive aisles shall be a minimum of fourteen feet wide for one-way aisles, and directional signs and arrows shall be provided.

When fire apparatus access is required, the minimum driveway width shall be twenty feet for one-way traffic and twenty-four feet for two-way traffic.

10.7.1 Off-street parking and loading shall comply with City of Temecula Development Code Chapter 17.24, except as modified below and in Table 10-3. These modifications recognize that Altair is a pedestrian-oriented community where residents will walk to recreation facilities, restaurants, etc. A key principle of walkable and sustainable communities is the reduction of parking requirements, in order to change the mindset from driving to walking or cycling on short trips and to reduce the amount of space taken up by parking, which in turn allows the community to be more compact and walkable.

Ride Share programs are encouraged to reduce traffic and parking demand.

A higher proportion of enclosed and covered parking is mandated for residential uses to reduce the size of open parking areas and maintain the aesthetic quality of the community. Large parking areas are to be avoided, and are limited to locations of high parking demand, such as near the community center, school and park or at the civic use on the south parcel.

Parking for the Recreation Center, Clubhouse and Park in Village C will be available to the public on a first come, first served basis. However, school parking will be prohibited in those lots. Parking on the school site will be for the exclusive use of the school on days when school is in session. On days when the school is closed, the school parking lot will be open to the public.

A designated, permanent loading/unloading space shall be provided at each Village, and may provide shared use by multiple lots within that village. The size shall be large enough to accommodate moving and delivery trucks and ride share services. The loading space may be either off-street or on-street, including on Altair Vista.

Description of Use	Required Number of Spaces	Additional Requirements
Residential Uses		
Single-family residence Detached residence	2 enclosed spaces per residence	- Guest or service parking shall be provided for all residential uses at a rate of one space for every 10 dwelling units, unless noted otherwise. See Note 1.
Duplex (two-family dwellings)	2 enclosed spaces for each unit within the duplex	
Single-family attached (greater than two units)	1.5 enclosed spaces per unit plus 0.5 covered space per unit	
Multiple-family residential		- Guest or service parking shall be provided for all residential uses at a rate of one space for every 10 dwelling units, unless noted otherwise. See Note 1. - Provide secured bicycle parking for multifamily residential uses at a rate of 0.5 spaces per unit. Units with individual enclosed garages are exempt from this requirement. See Note 3
1 bedroom or less	1 covered space per unit	
2 bedrooms	1.5 covered spaces per unit plus 0.5 uncovered spaces per unit	
3 bedrooms or more	2 covered spaces per unit plus 0.25 uncovered spaces per unit	
Efficiency Units (micro-units)	0.5 covered spaces per unit	
Transitional Housing	0.5 covered spaces per unit	
Congregate care facilities (elderly or disabled)	0.5 covered spaces per unit plus 1 guest space for every 8 units	
Residential care facilities + group homes	1 covered space for every 3 residents	
Guest House Boarding, rooming and lodging facilities Bed and breakfast establishment	1 space per guest room or suite	
Family day care homes	As required by Section 17.06.050(l) of the Temecula Municipal Code	
Live/ Work	Same as for applicable Multiple-family residential unit plus 0.5 uncovered space per unit for customers	
Home Occupation	Same as for applicable residence	
Nonresidential Uses		Bicycle Spaces: Note 3
Nature Center	120 spaces per Section 3.13	1 space for every 10 vehicle spaces
Note 2	As required by Temecula Municipal Code, Table 17.24.040	
Educational (trade or vocational school; higher ed)		
Conference facility	1 space for every 3 seats or	1 space for every 20 vehicle spaces
Religious Institutions	1 space per 35 gross square feet (gsf)	
Libraries, museums, galleries	1 space per 300 gross square feet (gsf)	1 space for every 10 vehicle spaces
Recreational facilities (including pools)	1 space per 1,000 sf gross of recreation area	
Office	1 space per 300 gross square feet (gsf)	1 space for every 20 vehicle spaces
Retail	1 space per 400 gross square feet (gsf)	
Restaurant, lodge hall, club	1 space per 200 gross square feet (gsf)	

Notes:

1. Guest parking requirement may be satisfied by on-street parking on internal Village streets and on A Street. Street parking on Altair Vista may not be used to satisfy the residential guest parking requirement.
2. Parking requirements at elementary school will be determined by Temecula Valley Unified School District, as approved by the City of Temecula.
3. No bicycle or motorcycle credits will be given for vehicle parking spaces.

Table 10-3 Parking Requirements

10.7.2 On-street parking Safe and enjoyable pedestrian circulation is critical in the Altair Specific Plan. Street parking has been found to increase pedestrian safety and comfort by slowing traffic speeds and by separating traffic lanes from sidewalks. Therefore, street parking is strongly encouraged in this specific plan, including at internal streets and alleys. Street parking is provided on one side of Altair Vista. This will alleviate overflow parking from the parks in villages C and D. Guest parking requirements listed in Table 10-3 may be satisfied by on-street parking on internal streets, but not on Altair Vista. Striping is not required for parking on private streets.

10.7.3 Parking Standards “Enclosed” parking shall be located in a private garage with a door. “Covered” parking may be located in a garage or under a trellis, roof, building overhang or solar panels.

No parking may be located between a building and the street, except in the case of motor courts where some buildings may be to the rear of the court. See the Design Guidelines for motor courts. Parking is prohibited in setback areas. Garage doors shall not face the street. Garage doors and parking may front alleys and motor courts.

10.7.3 Bicycle parking shall be provided per Table 10.4. Bicycle parking for multifamily residential uses shall be in a secure room or secure garage. Bicycle parking for office uses shall be located in lockers or a secure room. All other bicycle parking may be on exterior racks designed to be used with personal locks. Bicycle parking shall comply with the Design Standards in Section 17.24.040(F)(3) of the City of Temecula Development Code.

10.7.4 Motorcycle parking shall be provided to meet the requirements of Section 17.24.040(G) of the City of Temecula Development Code. No bicycle or motorcycle parking credits will be given for vehicle parking spaces.

10.7.5 Landscaping of parking areas shall comply with Section 10.6 Landscape Standards and Appendix A Plant List.

10.8 Fences, Hedges and Walls

Fences, hedges and walls are limited to 6 feet high in residential areas and 3 feet high in required front setbacks, except where serving as a guardrail or enclosing a pool or other hazard. The design and materials of fences and walls shall comply with the Design Guidelines in this plan, Sections 9.6 and 9.7. Exceptions at sports fields and dog parks may be allowed at the discretion of the Director of Community Development.

10.8.1 Site Visibility

A triangular site visibility area shall be provided at all street intersections, with each leg of the triangle measured at 15 feet from the curb return. Nothing may be located or allowed to grow in the visibility area which obstructs visibility and is taller than 36 inches from the top of the curb. Site visibility areas are not required at alley or driveway intersections with streets.

10.9 Refuse and Service Areas

There are a variety of housing types at Altair that will receive services such as trash pickup in different ways depending on the extent to which facilities are shared within the sub-development. A multifamily apartment building over a common garage both generates and disposes of refuse differently than a household in detached housing or a commercial building. Guidelines for each building type are included in the following sections, with general information below.

The City of Temecula contracts with a private waste disposal service, currently CR&R Inc., for collection of trash, recycling and organic waste. The franchise agreement for these services will guide the type and quantity of waste bins, storage areas and collection routes for waste disposal and recycling.

Single-family detached homes typically have three bins (one for each type of waste collected) that are stored in private garages or other enclosures and moved to the curb on collection day. Multiplex housing and rowhouse developments may store all refuse bins, including trash and recycling, in a common location by demonstrating that adequate space is provided for the number of dwelling units and other uses, as approved by the Planning Director and the franchise hauler.

Live/Work and multifamily housing projects that do not have private garages, mixed use, commercial and institutional buildings will have common enclosures for waste bins with space for trash, recycling and organics. Compactors are encouraged to reduce the quantity of bins and resultant space needed. For Live/Work units, the commercial and residential bin requirements should be calculated separately for the areas of each use. Larger mixed use projects should have separate trash rooms or enclosures for commercial and residential uses. Residential podium buildings greater than three stories and over 30 dwelling units, with a common garage, are strongly encouraged to provide trash and recycling chutes to a common trash room, typically in the garage.

When stored in private garages, sufficient space must be provided for the three bins outside of the required parking space (20'x20' for 2-car garage, 10'x20' for single-car and 10'x36' for tandem garages). There also must be adequate clearance to maneuver the bins past parked cars and out to the street.

Refuse enclosures shall be opaque for at least the height of the tallest waste container and must have a solid cover to prevent rainwater intrusion and windblown trash, in compliance with the City of Temecula Water Quality Management Plan.

Common waste bin enclosures shall meet the requirements of the Municipal Code and the City of Temecula Waste and Recycling Guidelines for Commercial and Multifamily Housing, which detail clearances around bins, aisles, gates and a paved surface with curb. Clearances for truck access must be provided as defined in the guidelines. Paving in front of refuse enclosures shall be reinforced with stress pads to protect the paving from the weight and operation of the collection truck.

Site plans and trash enclosure plans for all new projects shall be submitted to the City and the franchise waste hauler for review and approval..

10.10 Building Types

A wide variety of building types are encouraged at Altair, to promote the social diversity of the community as well as serving the housing needs of the City of Temecula. A mix of building types also enhances visual interest and creates a vibrant urban fabric. The building types should support the goals of a compact and walkable community with fairly high densities. Traditional, single-family houses on single lots are not included, as they are already prevalent in the City. Large footprint multi-family housing encircling common garages, commonly referred to as “wraps”, are also discouraged because they create uncomfortably large block lengths for pedestrians.

Building types are listed below and are described in greater detail in the following pages. Table 10-4 as well as the Planning Area descriptions in Section 3 identify allowable building types for each village.

section	Building Type	Lot Width (ft.)		Lot Depth (ft.)		Private Open Space		Common Open Space	Building Height (stories)
		min.	max.	min.	max.	ratio ¹	min. size ^{3,5}	area per d.u.	
10.11	Detached Housing	25	45	60	--	100%	100 s.f. ⁴	80 s.f.	2 - 4
10.12	Multiplex	24	--	35	--	100%	100 s.f. ⁴	60 s.f.	2 - 4
10.13	Rowhouse	24	--	35	--	100%	100 s.f. ⁴	60 s.f.	2 - 4
10.14	Live / Work	24	--	35	--	100%	100 s.f. ⁴	60 s.f.	2 - 4
10.15	Multifamily Walk-Up	--	--	--	--	100%	80 s.f.	60 s.f.	2 - 4
10.16	Multifamily Podium	--	--	--	--	100%	60 s.f.	50 s.f.	4 - 5
10.17	Micro Unit	-- ²	-- ²	-- ²	-- ²	75%	50 s.f.	45 s.f.	-- ²
10.18	Mixed Use	--	--	--	--	100%	60 s.f.	50 s.f.	4 - 5
10.19	Iconic Tower	--	--	--	--	--	--	--	50-75 feet
10.20	Civic Buildings	--	--	--	--	--	--	--	2
10.21	School Buildings	--	--	--	--	--	--	--	2
10.22	Community Buildings	--	--	--	--	--	--	--	1 - 3

Notes:

1. Percentage of dwelling units that must provide a private exterior open space of the minimum size indicated.
2. As defined by the building type in which the micro-unit is located.
3. If project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit, but to no less than 6' x 6'.
4. If private open space is provided on the third level or higher in the noted housing types, then the minimum area of private open space may be reduced by 20 s.f. for that dwelling unit, but to no less than 6' x 6'.
5. Reductions granted by notes 3 and 4 may not be used in combination.

Table 10-4 Building Types

10.11 Detached Housing

Single-Family cluster development consists of individually owned, multistory dwellings arranged around or along a common outdoor space. In contrast to traditional single-family / single-lot housing, a higher density is achieved in the cluster type by placing buildings in close proximity to each other and by greatly reducing or eliminating private yards. The design and execution of the common outdoor space is critical to replace the privacy and buffering provided by private yards. Buildings may be arranged around courts, commons, greens or linearly along pedestrian mews, paseos, or “rosewalks”. Each dwelling has a private garage accessed from a motor court or alley.



Figure 10-16 Detached Housing with small entry yard

A. Lot Size

Width: 25 feet minimum; 45 feet maximum, except at corner lots
Depth: 60 feet minimum; no maximum

B. Access:

1. All units shall have doors at street level facing the lot frontage or common open space. Stoops are encouraged, except at required accessible units for the disabled.
2. Private garages should be accessed through the dwelling or a private, enclosed court.

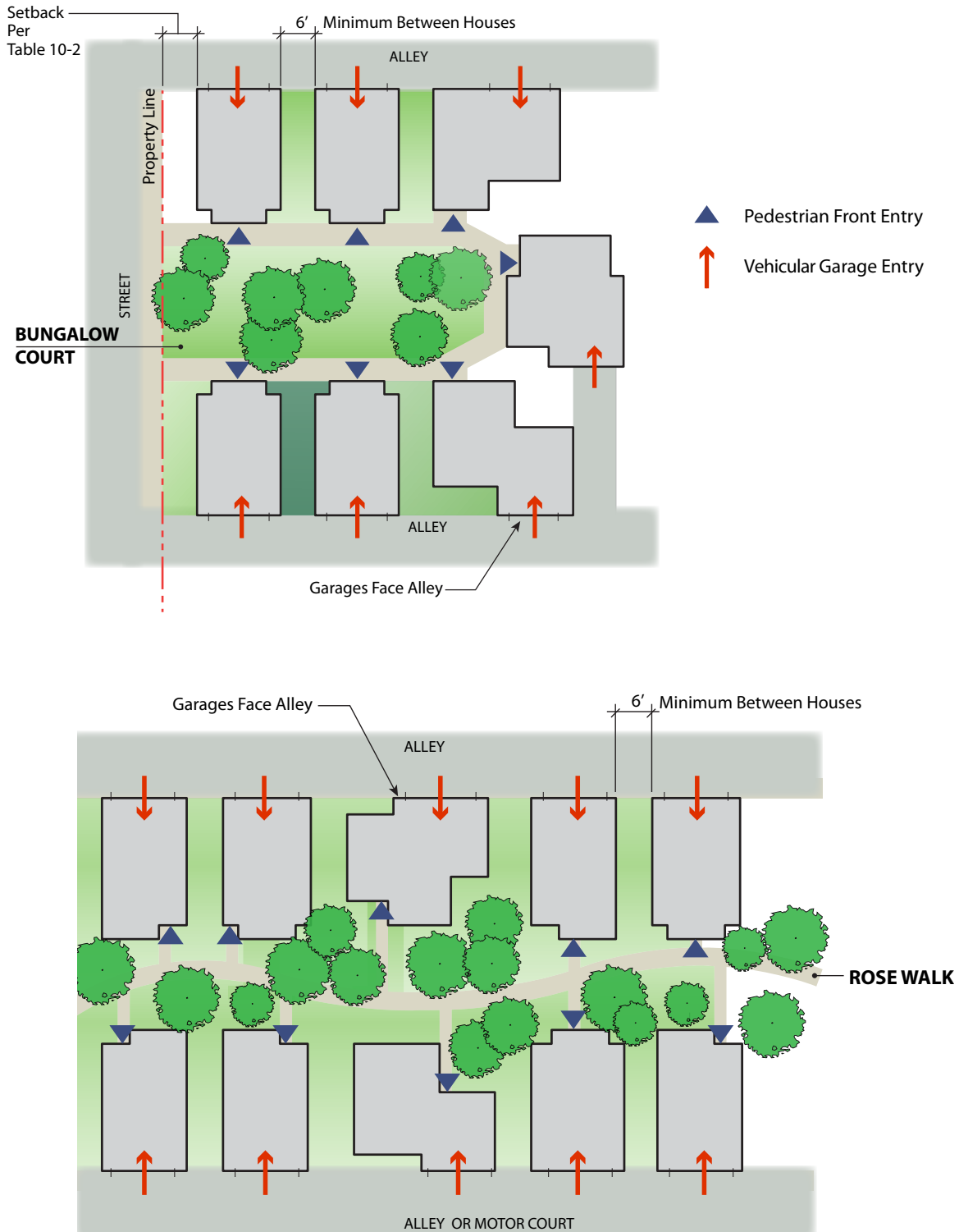


Figure 10-17 Detached Housing clustered around common green space

C. Parking:

1. See Table 10-3 for the required minimum number of resident and guest parking spaces.
2. See Section 10.7 for general parking requirements.
3. Required enclosed parking shall be in private garages accessed from a motor court or alley. See Section 9.3.12 and Figure 10-17 through Figure 10-19 for motor court and alley standards.
4. Garages must be of sufficient size to allow a 20'x20' parking area (for 2-car garages) clear of any equipment and clear of the space needed for refuse and recycling bin storage. The clear parking area shall be 10'x20' for single-car garages or 10' x 36' for tandem garages.
5. An enclosed storage area for three bins (refuse, recycling and organic waste) must be provided at each dwelling unit, preferably in private garages. Location for bin storage in garages must allow for maneuvering of the bins to the street or alley when cars are parked.
6. Garages may be attached, detached or located beneath the dwelling and shall be fully enclosed. Detached garages must be linked to dwellings by walls, trellises and / or decorative paving to create an outdoor room between the garage and dwelling, and shall be of similar materials as the dwelling.
7. Unenclosed off-street guest parking shall be located in motor courts or behind buildings and shall not be visible from streets. See Figure 9-1 and Figure 10-19.
8. Unenclosed off-street parking shall be covered with a trellis or solar panels.
9. Dwelling units may have direct or indirect access to parking stalls.

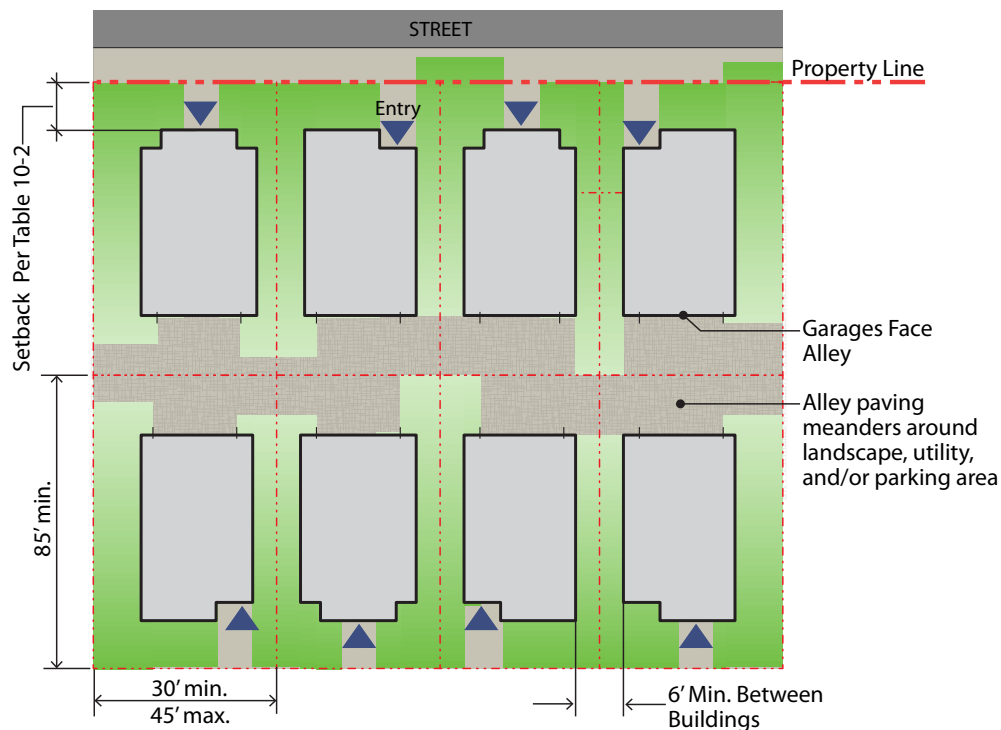


Figure 10-18 Detached Housing Facing Street



Figure 10-19 Detached Housing around Motor Court

D. Services:

1. Utilities and meters shall be screened from view from the street or common areas.
2. Residential mechanical equipment such as air conditioning units shall be located on private property and screened with landscaping and/or walls or fencing as described in Sections 9.5 and 9.6.
3. Air conditioner compressors should not be near dwelling entries.
4. A common area to store the individual bins for organic waste for each dwelling unit may be considered, if consistent with the franchise waste disposal agreement and as approved by the Planning Director and franchise hauler. The storage area shall be enclosed by walls or an opaque fence and roof.



Figure 10-20 Detached Housing Clustered around Green

E. Open Space: (see Section 8 for an explanation of private and common open space)

1. Private Open Space: 100% of detached dwelling units shall have at least 100 square feet of private open space in a balcony, porch, patio or yard. Private open space shall have a minimum dimension in either direction of 6'-0" to accommodate a table and chairs.
2. If private open space is provided on the third level or higher in a detached dwelling unit, then the minimum area of private open space may be reduced by 20 s.f. for that dwelling unit. This reduction may not be used in combination with a reduction for common open space on the second level or higher (note 5 below).
3. Common Open Space: Common open space shall be provided at a ratio of 80 square feet per dwelling unit, but shall be no less than 300 square feet. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space may be shared among buildings in a single, central park, but the minimum ratio shall be based on the total number of dwelling units and may not be reduced.
5. If a project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit. This reduction may not be used in combination with a reduction for private open space on the third level or higher (note 2 above).
6. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
7. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.
8. Roof decks and terraces are encouraged.

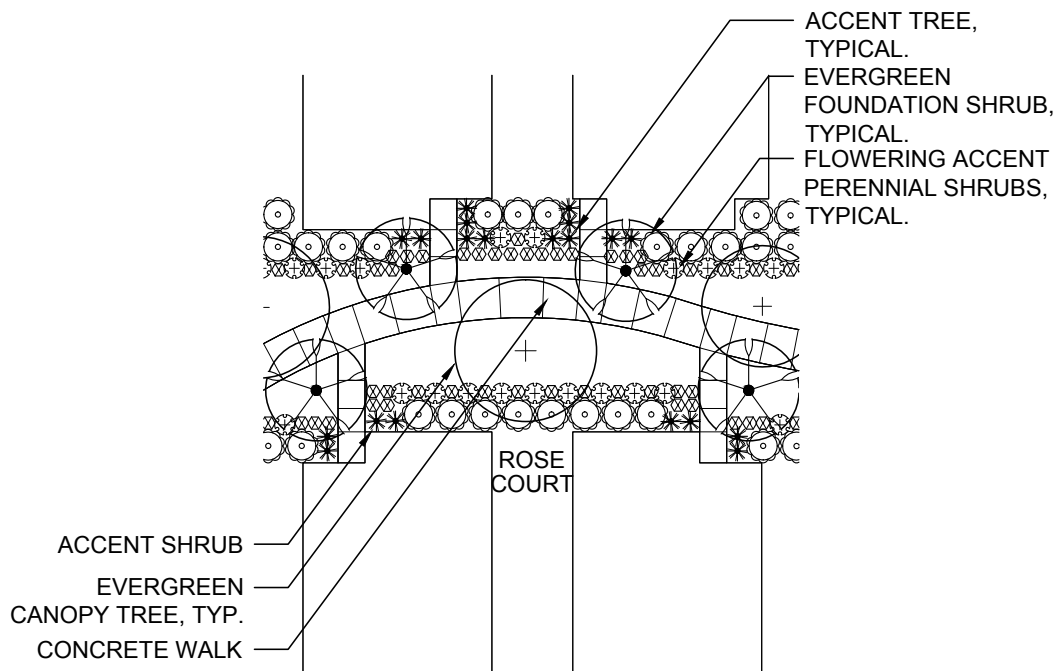
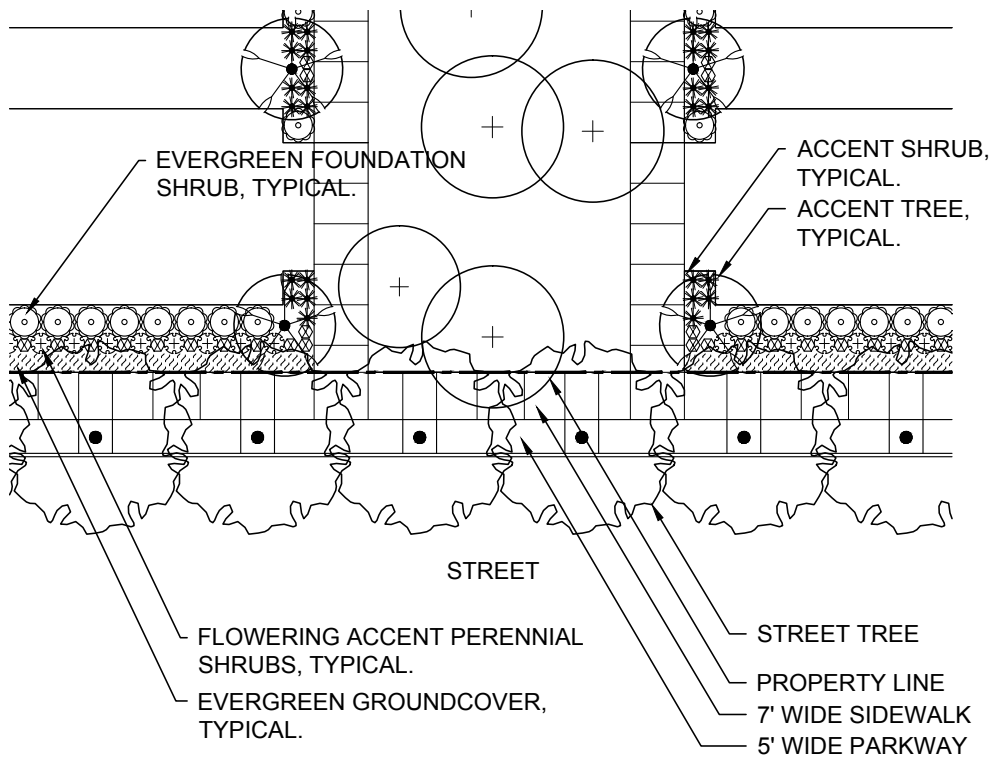


Figure 10-21 Typical Landscaping at Bungalow Court and Rose Court

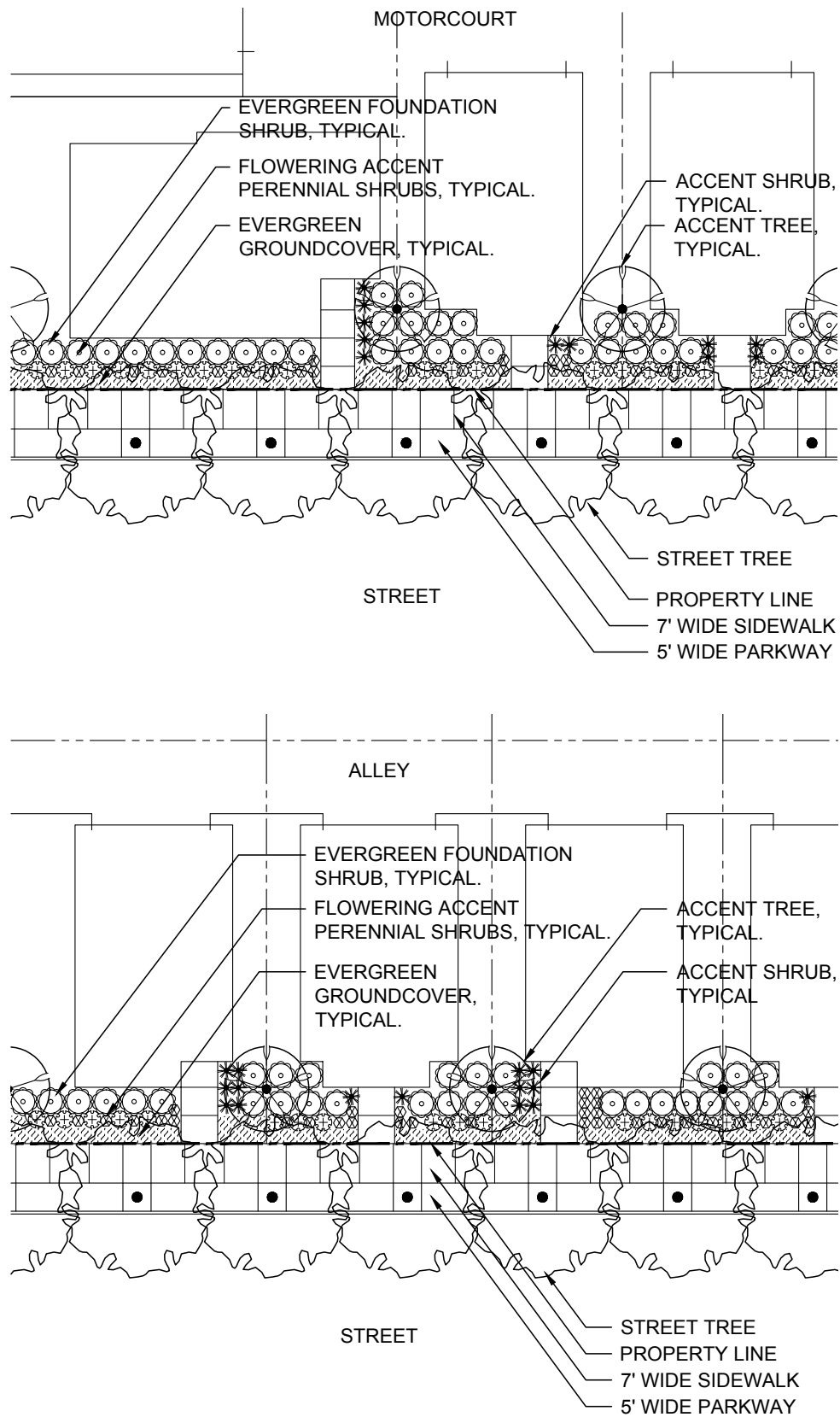


Figure 10-22 Typical Front Yard Landscaping at Detached Housing

F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Porches, stoops and balconies may project into required street setbacks.

H. Building Size and Massing:

1. Buildings may be two to four stories.
2. The fourth story may not exceed 65% of the building footprint area. See Figure 10-23.
3. A minimum of 6 feet shall be provided between buildings.
4. Other design guidelines in this chapter shall apply.

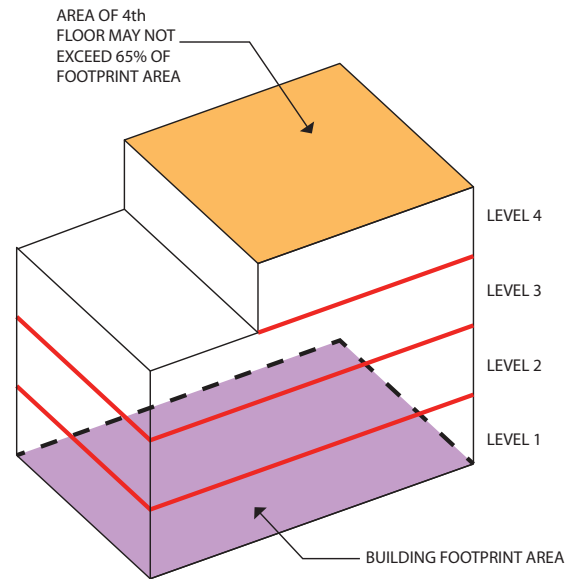


Figure 10-23 4th Floor Limits in Detached Housing



Figure 10-24 Typical Massing at Detached Housing

I. Accessory Dwellings:

1. Accessory dwellings are allowed with detached housing, and should be linked to dwellings by walls, trellises and / or decorative paving to create an outdoor room between the main and accessory dwelling. See Figure 10-25. Both dwellings shall be of similar materials.
2. The accessory dwelling shall be smaller than and clearly subsidiary to the main dwelling. Only one accessory dwelling is permitted per detached home.
3. Accessory dwellings may be located over detached garages.
4. A secondary dwelling unit permit is required for accessory dwelling units that include cooking facilities with a vent.
5. One off-street covered parking space shall be provided for each accessory dwelling unit in addition to the parking required for the main dwelling unit.
6. Accessory dwelling units may not be sold separately or sub-divided from the main residence.

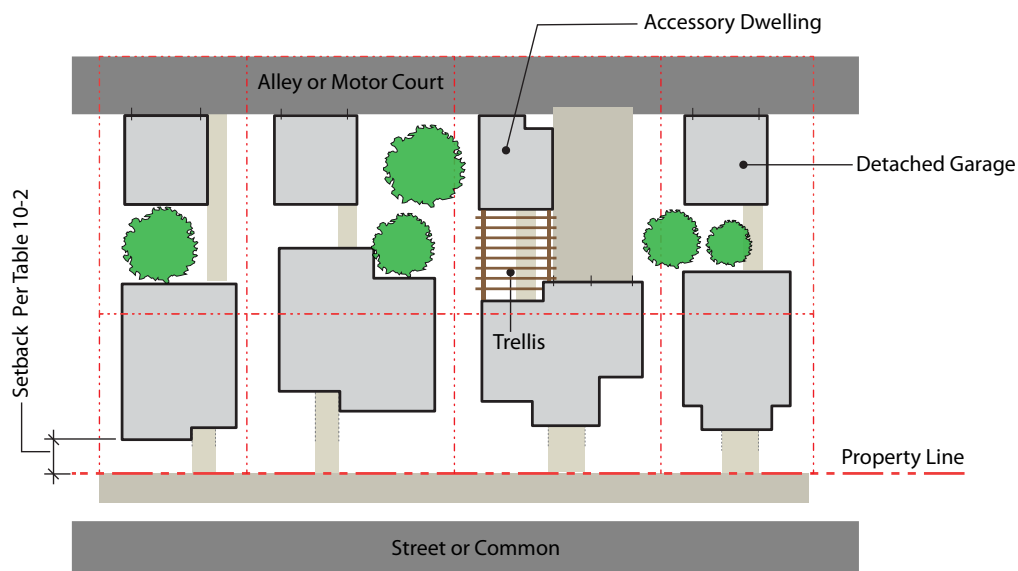


Figure 10-25 Detached garages and/or accessory dwelling

10.12 Multi-Plex

Multi-plexes combine two- to six-dwelling units into one structure. They differ from both the single-family cluster type and the rowhouse type in that the individual dwelling unit is not distinctly expressed in the multi-plex type. Duplexes and triplexes in particular should appear as a single large house. Duplexes and triplexes can then be combined with courtyards to form quad- and six-plexes. Multi-plexes generally include multi-story dwelling units of two to three stories each. Flats may be allowed in combination with multi-story dwellings, but no multi-plex structure should consist exclusively of flats.

A. Lot Size

Width: 24 feet, minimum

Depth: 35 feet, minimum



B. Access:

1. Dwelling unit entries shall primarily be located at the ground floor.
2. No dwelling unit entry shall be above the second floor above grade.
3. Dwelling unit entries should be located on different facades in an asymmetrical arrangement or may face interior courts.
4. At least one dwelling unit entry of a multi-plex shall face the street at or near street level.
5. Each dwelling unit entry should have a unique character and/ or orientation.

C. Parking:

1. Required enclosed parking shall be in private garages below and / or adjacent to dwelling units.
2. Garage entries should be on different sides of the multi-plex structure.
3. Garage doors should be of similar materials, but should vary in size or detailing.
4. Free-standing private garages are discouraged.
5. Dwelling units shall have direct access to parking garages.



Figure 10-26 Typical Massing at Multiplex

6. Garages must be of sufficient size to allow a 20'x20' parking area (for 2-car garages) clear of any equipment and clear of the space needed for refuse and recycling bin storage. The clear parking area shall be 10'x20' for single-car garages or 10' x 36' for tandem garages.
7. An enclosed storage area for three bins (refuse, recycling and organic yard waste) must be provided at each dwelling unit, preferably in private garages. Location for bin storage in garages must allow for maneuvering of the bins to the street or alley when cars are parked. Alternatively, a common space may be provided as described in the next paragraph.

D. Services:

1. In lieu of waste bin storage in individual garages, a common area may be provided to store the individual bins for refuse, recycling and organic waste bins for each dwelling unit, or common dumpster bins for each type of waste. The storage area shall be enclosed by walls or an opaque fence and roof.
2. Access must be provided to common waste storage enclosures from each dwelling unit, as well as access by collection trucks per Section 10.9. Driveway or alley access is acceptable for both resident and collection access, if consistent with the franchise waste disposal agreement and as approved by the Planning Director and franchise hauler.
3. Utilities and meters shall be screened from view from the street or common areas.
4. Residential mechanical equipment such as air conditioning units shall be located on private property and screened with landscaping and/or walls or fencing as described in Sections 9.5 and 9.6.
5. Air conditioner compressors should not be near dwelling entries.
6. A fire riser room is required to house the fire sprinkler riser and fire alarm control panel.

E. Open Space: (see Section 8 for an explanation of private and common open space)

1. Private Open Space: 100% of multiplex dwelling units shall have at least 100 square feet of private open space in a balcony, patio or yard. Private open space shall have a minimum dimension in either direction of 6'-0" to accommodate a table and chairs.
2. If private open space is provided on the third level or higher in a multiplex dwelling unit, then the minimum area of private open space may be reduced by 20 s.f. for that dwelling unit. This reduction may not be used in combination with a reduction for common open space on the second level or higher (note 5 below).
3. Common Open Space: Common open space shall be provided at a ratio of 60 square feet per dwelling unit, but shall be no less than 300 square feet. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space may be shared among buildings in a single, central park, but the minimum ratio shall be based on the total number of dwelling units and may not be reduced.
5. If project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit. This reduction may not be used in combination with a reduction for private open space on the third level or higher (note 2 above).



Figure 10-27 Multiplex Housing with shared Driveway & Motor Court

6. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
7. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.
8. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
9. Roof decks and terraces are encouraged.

F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Porches, stoops and balconies may project into required street setbacks.

H. Building Size and Massing:

1. Buildings may be two to four stories.
2. The fourth story may not exceed 65% of the building footprint area. See Figure 10-23.
3. Other design guidelines in this chapter shall apply.

I. Accessory Dwellings:

Accessory dwellings are not appropriate to the multi-plex building type.

10.13 Rowhouse

Rowhouses are attached dwelling units arranged side-by-side, typically in a linear manner. The massing and character of the rowhouse type differs from multi-plexes in the clear and distinct expression of each dwelling unit. The basic forms and volumes should be repetitive, creating a rhythm of projecting elements both in plan and elevation. Materials should be consistent and complementary. Variation is achieved through modulation of the facade and roof line, rather than through color and materials. Dwelling units can be given individuality by smaller changes in entry detailing, etc. The end units of a row should have openings on the side and a counterpoint to the forms of the middle units.

A. Lot Size

Width: 24 feet, minimum

Depth: 35 feet, minimum

B. Access:

1. All units, except end units, shall have doors at street level facing the lot frontage or common open space. Stoops are encouraged, except at required accessible units for the disabled.
2. End units should have doors at the end (side) walls.



Figure 10-28 Rowhomes provide an interesting rhythm along a street facade.

C. Parking:

1. Required enclosed parking shall be in private garages accessed from a motor court or alley. See Section 9.3.12 for motor court standards.
2. Garage entrances should be on the opposite side of the building from the predominant entry side, to avoid interruption of the pedestrian frontage by driveways.
3. Unenclosed off-street parking shall be located in motor courts or behind buildings and shall not be visible from streets.
4. Unenclosed off-street parking shall be covered with a trellis or solar panels.
5. Free-standing private garages are discouraged.
6. Dwelling units shall have direct access to parking garages.
7. Garages must be of sufficient size to allow a 20'x20' parking area (for 2-car garages) clear of any equipment and clear of the space needed for refuse and recycling bin storage. The clear parking area shall be 10'x20' for single-car garages or 10' x 36' for tandem garages.
8. An enclosed storage area for three bins (refuse, recycling and organic waste) must be provided at each dwelling unit, preferably in private garages. Location for bin storage in garages must allow for maneuvering of the bins to the street or alley when cars are parked.

D. Services:

1. In lieu of waste bin storage in individual garages, a common area may be provided to store the individual bins for refuse, recycling and organic waste bins for each dwelling unit, or common dumpster bins for each type of waste. The storage area shall be enclosed by walls or an opaque fence and roof.
2. Access must be provided to common waste storage enclosures from each dwelling unit, as well as access by collection trucks per Section 10.9. Driveway or alley access is acceptable for both resident and collection access, if consistent with the franchise waste disposal agreement and as approved by the Planning Director and franchise hauler.
3. Utilities and meters shall be screened from view from the street or common areas.
4. Residential mechanical equipment such as air conditioning units shall be located on private property and screened with landscaping and/or walls or fencing as described in Sections 9.5 and 9.6.
5. Air conditioner compressors should not be near dwelling entries.
6. A fire riser room is required to house the fire sprinkler riser and fire alarm control panel.

E. Open Space: (see Section 8 for an explanation of private and common open space)

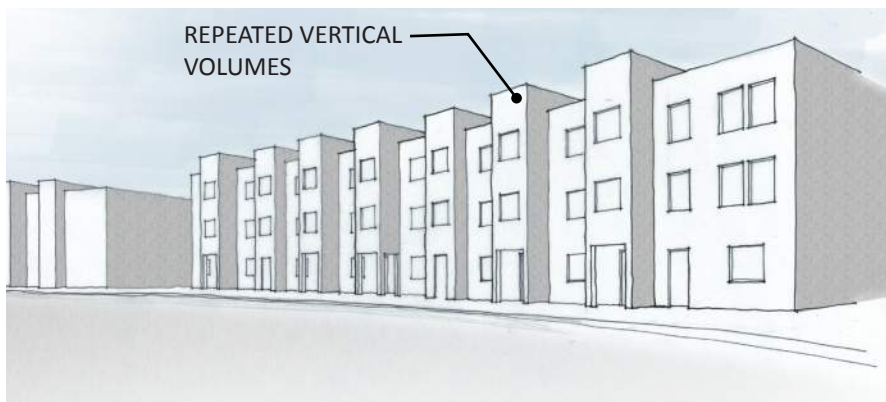
1. Private Open Space: 100% of rowhouse dwelling units shall have at least 100 square feet of private open space in a balcony, patio or yard. Private open space shall have a minimum dimension in either direction of 6'-0" to accommodate a table and chairs.
2. If private open space is provided on the third level or higher in a rowhouse unit, then the minimum area of private open space may be reduced by 20 s.f. for that dwelling unit. This reduction may not be used in combination with a reduction for common open space on the second level or higher (note 5 below).
3. Common Open Space: Common open space shall be provided at a ratio of 60 square feet per dwelling unit, but shall be no less than 300 square feet. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space may be shared among buildings in a single, central park, but the minimum ratio shall be based on the total number of dwelling units and may not be reduced.
5. If a project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit. This reduction may not be used in combination with a reduction for private open space on the third level or higher (note 2 above).
6. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
7. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.
8. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
9. Roof decks and terraces are encouraged.

F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Porches, stoops and balconies may project into required street setbacks. See Section 10.4.



Rhythm and repetition of forms are fundamental to rowhouse massing



Entry porches and stoop add visual interest at street level, continue rhythm, and reduce scale.



Repetitive roof forms and differentiation of end units.

Figure 10-29 Rowhouse massing and articulation



H. Building Size and Massing:

1. Buildings may be two to four stories.
2. No dwelling unit entries may be above the third story.
3. The fourth story may not exceed 65% of the building footprint area. See Figure 10-23.
4. Rhythm and repetition of forms are fundamental to row house massing
5. Entry porches and stoops add visual interest at street level, continue rhythms and reduce scale.
6. Other design guidelines in this chapter shall apply.

I. Accessory Dwellings:

Accessory dwellings are not allowed in the rowhouse building type.

10.14 Live/Work

The Live / Work building type combines residential and commercial uses into a single dwelling unit. Those dwelling units are then repeated side-by-side to create a commercial strip that serves as the focus of a neighborhood. The residential portion of the unit can either be behind or above the commercial portion. Subject to building codes and other applicable regulations, the living space may be either open to or separated from the commercial space.

Additional residential-only units may also be included in Live / Work buildings, typically on upper floors.

A. Lot Size

Width: 24 feet, minimum

Depth: 35 feet, minimum



Figure 10-30 Typical Live/Work Building

B. Access:

1. All commercial spaces shall be accessed at street level, generally on the same side of the building.
2. Commercial frontage shall follow the “shopfront” guidelines in Section 9.4.7. Arcades (Section 9.4.8) are also appropriate at Live/Work buildings
3. Separate doors shall be provided to the residential portions of live/work units. These doors may be located at the commercial “store front” facade of the building or at the rear or sides.
4. Residential entries adjacent to commercial “store fronts” shall be limited to doorways and shall not include any living space, in order to maintain a cohesive and uninterrupted commercial “street”.
5. If residential entries are adjacent to commercial entries, they should be designed to clearly differentiate between residential and commercial access. For example, the dwelling entry might have an opaque door and stoop, while the commercial front would be very transparent with at-grade entry.

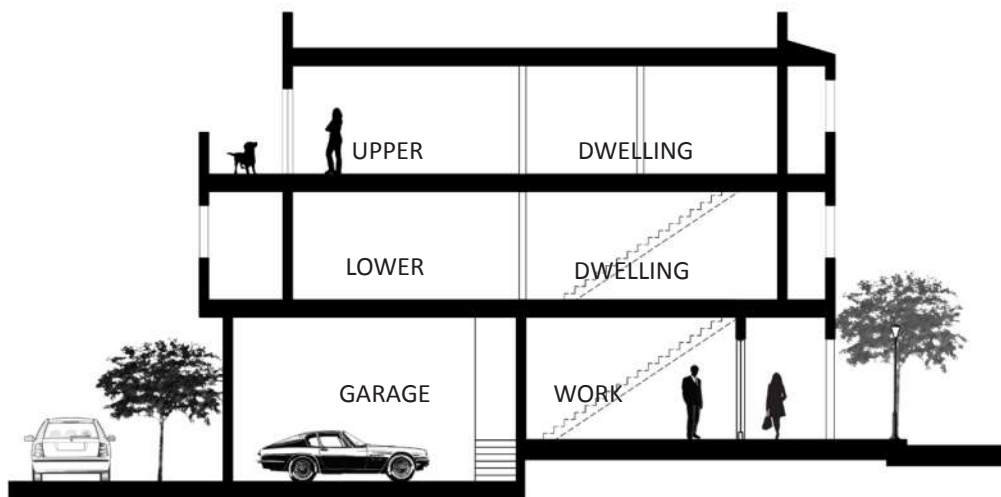


Figure 10-31 Example Live/Work Building Section

C. Parking:

1. Residential parking shall be in enclosed private garages accessed from the rear of the building, opposite the commercial front
2. Commercial parking will be provided on the street.
3. Garages must be of sufficient size to allow a 20'x20' parking area (for 2-car garages) clear of any equipment and clear of the space needed for refuse and recycling bin storage, if not provided in a common area. The clear parking area shall be 10'x20' for single-car garages or 10' x 36' for tandem garages.

D. Services:

1. A common enclosure for refuse, recycling and organic waste bins shall be provided in motor courts or alleys and shall be covered by an opaque fence and roof.
2. For Live/Work units, the commercial and residential bin requirements should be calculated separately for the areas of each use. See Section 10.9.
3. See Section 10.9 for trash bin enclosure requirements.
4. Access must be provided to common waste storage enclosures from each dwelling unit, as well as access by collection trucks per Section 10.9. Driveway or alley access is acceptable for both resident and collection access, if consistent with the franchise waste disposal agreement and as approved by the Planning Director and franchise hauler.
5. Utilities and meters shall be grouped as much as possible and shall be screened from view from the street or common areas.
6. Residential mechanical equipment such as air conditioning units shall be located on private property and screened with landscaping and/or walls or fencing as described in Sections 9.5 and 9.6.
7. Air conditioner compressors shall be located on the roof and screened from view from the street, public areas or other buildings with a parapet or mechanical equipment screen.

E. Open Space: (see Section 8 for an explanation of private and common open space)

1. Private Open Space: 100% of live/work dwelling units shall have at least 100 square feet of private open space in a balcony, patio or yard. Private open space shall have a minimum dimension in either direction of 5'-6" to accommodate a table and chairs.
2. If private open space is provided on the third level or higher in a live/work unit, then the minimum area of private open space may be reduced by 20 s.f. for that dwelling unit. This reduction may not be used in combination with a reduction for common open space on the second level or higher (note 5 below).
3. Common Open Space: Common open space shall be provided at a ratio of 60 square feet per dwelling unit, but shall be no less than 300 square feet. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space may be shared among buildings in a single, central park, but the minimum ratio shall be based on the total number of dwelling units and may not be reduced.
5. If a project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit. This reduction may not be used in combination with a reduction for private open space on the third level or higher (note 2 above).
6. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
7. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.
8. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
9. Roof decks and terraces are encouraged.

F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Porches, stoops and balconies may project into required street setbacks. See Section 10.4.

H. Building Size and Massing:

1. Buildings may be two to four stories.
2. No dwelling unit entries may be above the third story.
3. The fourth story may not exceed 65% of the building footprint area. See Figure 10-23.
4. Other design guidelines in this chapter shall apply.

I. Accessory Dwellings:

Accessory dwellings are not allowed in the live/work building type.

10.15 Multifamily Walk-Up

Multifamily Walkups are buildings of two to four stories combining stacked dwelling units. The dwelling units are typically flats, but can be multistory. Vertical circulation is via stairs rather than elevators, typically exterior stairs and walkways that are internal to the site.

A. Lot Size Not applicable to this building type

B. Access:

1. Ground floor units shall have doors at street level facing the lot frontage or common open space. Stoops are encouraged, except at required accessible units for the disabled.
2. Upper level units are accessed via open stairs and walkways. No more than four dwelling units shall be served by a single walkway.

C. Parking:

1. Required enclosed parking shall be in private, interior tuck-under garages accessed from a motor court. See Section 9.3.12 and Figure 10-33 for motor court standards.
2. Unenclosed off-street parking shall be located in motor courts or behind buildings and shall not be visible from streets.
3. Unenclosed off-street parking shall be covered with a trellis or solar panels.



Figure 10-32 Typical Massing at Multifamily Walk-Up

4. Garages must be of sufficient size to allow a 20'x20' parking area (for 2-car garages) clear of any equipment and clear of the space needed for refuse and recycling bin storage, if not provided in a common area. The clear parking area shall be 10'x20' for single-car garages or 10' x 36' for tandem garages. Free-standing private garages are permitted.
5. Dwelling units may have direct or indirect access to parking stalls.

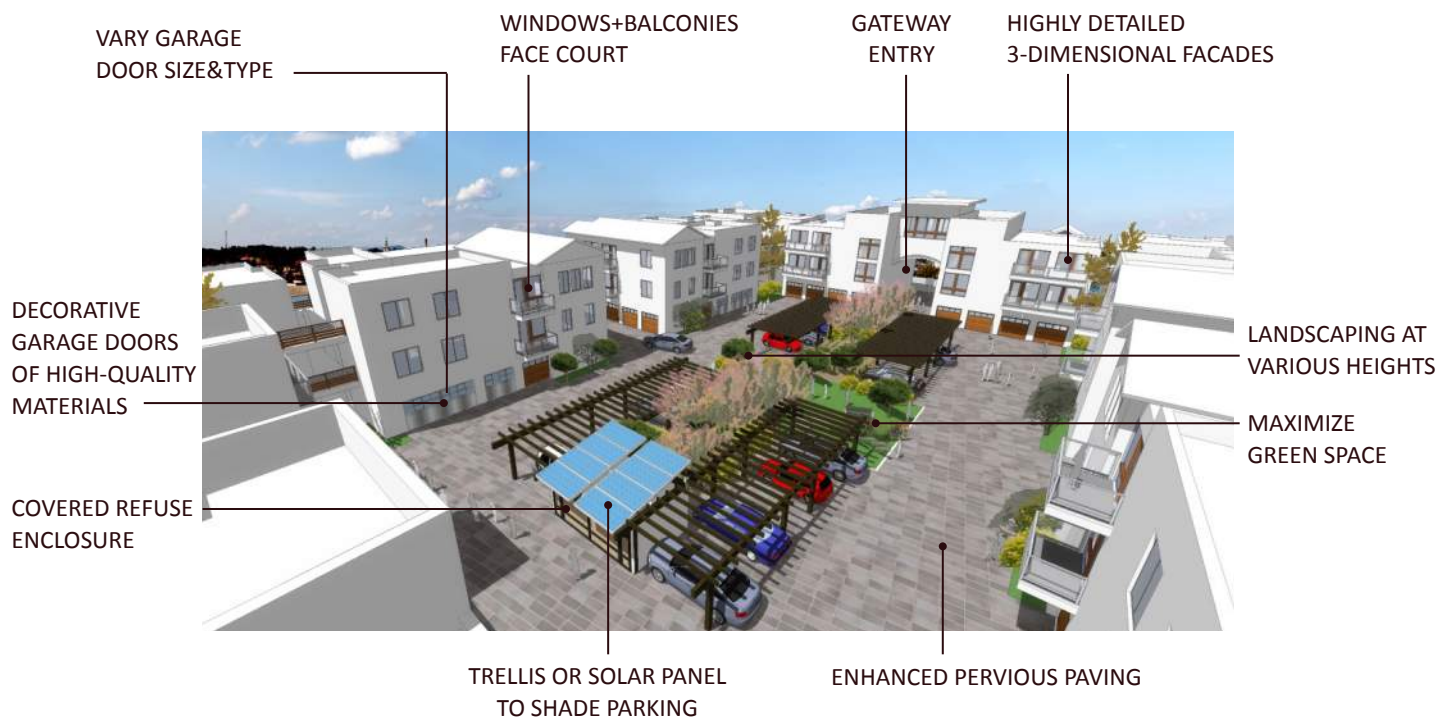


Figure 10-33 Motor Court at Multifamily Housing

D. Services:

1. Common enclosures for refuse, recycling and organic waste bins shall be provided in motor courts and shall be covered by an opaque fence and roof.
2. See Section 10.9 for trash bin enclosure requirements.
3. Access must be provided to common waste storage enclosures from each dwelling unit, as well as access by collection trucks per Section 10.9. Driveway or alley access is acceptable for both resident and collection access, if consistent with the franchise waste disposal agreement and as approved by the Planning Director and franchise hauler..
4. Utilities and meters shall be grouped as much as possible and shall be screened from view from the street or common areas.
5. Air conditioner compressors shall be located on the roof and screened from view from the street, public areas or other buildings with a parapet or mechanical equipment screen.

E. Open Space: (see Section 8 for an explanation of private and common open space)

1. **Private Open Space:** 100% of multifamily walk-up dwelling units shall have at least 80 square feet of private open space in a balcony, patio or yard. Private open space shall have a minimum dimension in either direction of 6'-0" to accommodate a table and chairs.
2. **Common Open Space:** Common open space shall be provided at a ratio of 60 square feet per dwelling unit, but shall be no less than 300 square feet.
3. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space may be shared among buildings in a single, central park, but the minimum ratio shall be based on the total number of dwelling units and may not be reduced.
5. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
6. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
7. Roof decks and terraces are encouraged for either private or common open space.
8. If the project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit. This reduction may not be used in combination with other reductions for private open space.
9. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.



Figure 10-34 Multifamily Walk-Up Housing Arrangement
arranged to form a court with multiple vehicular and pedestrian openings



F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Porches, stoops and balconies may project into required street setbacks. See Section 10.4.

H. Building Size and Massing:

1. Buildings may be two to four stories.
2. No dwelling unit entries may be above the third story.
3. The fourth story may not exceed 65% of the building footprint area. See Figure 10-23.
4. Other design guidelines in this chapter shall apply.

I. Accessory Dwellings:

Accessory dwellings are not allowed in the multifamily building type.

10.16 Multifamily Podium

Multifamily Podium buildings combine four or five stories of stacked dwelling units over a subterranean or partially subterranean enclosed parking garage. The dwelling units are typically flats, but can be multistory. Vertical circulation is via interior stairs and elevators, accessing internal common corridors.

Multifamily podium buildings are often also mixed-use buildings (see 10.18). Ground floor retail is encouraged in multifamily podium buildings to activate the street and the pedestrian experience.

A. Lot Size Not applicable to this building type.

B. Access:

1. Dwelling units are typically accessed via internal common corridors.
2. Entries to the building are through a common lobby and directly from the garage.
3. Ground floor units may have doors at street level facing the lot frontage or common open space, but this is not a requirement.
4. The common garage is accessed by no more than two secured openings from a driveway or alley, not directly from the street.

C. Parking:

1. Required enclosed parking shall be located below the residential portion of the building, typically in a common garage structure.
2. Private garages may be allowed to satisfy a portion of the enclosed parking requirement, provided they are located along the edge of the common garage, under the footprint of the residential floors, and are accessed from an alley or motor court.
3. Unenclosed off-street parking shall be covered with a trellis or solar panels.
4. Free-standing private garages are not permitted to serve multifamily podium buildings.
5. Dwelling units shall have direct access through the building to the common parking garage.



Figure 10-35 Multifamily Podium example with street-level entries.

D. Services:

1. Common refuse and recycling bins shall be provided in an enclosed room within the common garage.
2. Residential podium buildings greater than three stories and over 30 dwelling units, with a common garage, are strongly encouraged to provide trash and recycling chutes to a common trash room.
3. An area for organic waste bins shall be provided outside the building and shall be covered by an opaque fence and roof.
4. See Section 10.9 for trash room and waste bin enclosure requirements.
5. Compactors are encouraged to reduce the quantity of bins and resultant space needed.
6. Air conditioner compressors shall be located on the roof and screened from view from the street, public areas or other buildings with a parapet or mechanical equipment screen.



Figure 10-36 Multifamily Podium Building

7. Utilities shall be screened from view from the street and shall be located in building recesses or closets with decorative gates and fencing for security.

E. Open Space: (see Section 8 for an explanation of private and common open space)

1. Private Open Space: 100% of multifamily podium dwelling units shall have at least 60 square feet of private open space in a balcony, patio or yard. Private open space shall have a minimum dimension in either direction of 6'-0" to accommodate a table and chairs.
2. Common Open Space: Common open space shall be provided at a ratio of 50 square feet per dwelling unit, but shall be no less than 300 square feet.
3. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space is typically accommodated as a courtyard over the parking structure and/or located on roof decks.
5. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
6. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
7. Both private and common roof decks and terraces are encouraged.
8. If the project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit, but not to less than 6' x 6'. This reduction may not be used in combination with other reductions for private open space.
9. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.

F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Stoops, balconies, canopies and entry marquees may project into required street setbacks.

H. Building Size and Massing:

1. Buildings may be four to five stories.
2. Massing shall be broken into multiple components resulting in an overall pedestrian scale.
3. Provide multiple off-setting planes at each facade.
4. Vary roof lines.
5. Other design guidelines in this chapter shall apply.

I. Accessory Dwellings:

Accessory dwellings are not allowed in the multifamily podium building type.



Figure 10-37 Resident Courtyard at Multifamily Podium Housing

10.17 Micro-Units

Micro-units are efficiency dwelling units that provide affordable housing for smaller households. The units are typically between 250 and 400 square feet. Micro-units may be located in any building type except detached housing, although they may be an accessory dwelling to detached housing as described in paragraph 10.11.I.

A. Development Standards:

Micro-units shall comply with Sections 17.10.025. C and D of the Temecula Municipal Code.

B. Lot Size:

As defined by the building type in which the unit is located.

C. Access:

As defined by the building type in which the unit is located.

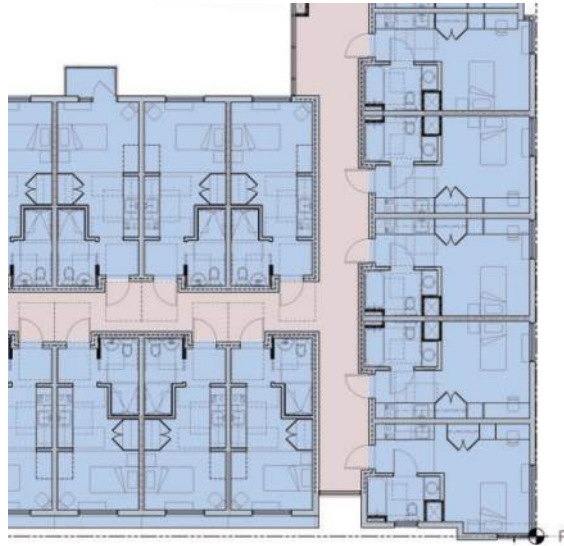


Figure 10-38 Micro-Units Typical Layout

D. Parking:

1. Parking for micro-units shall be provided at a ratio of one space per dwelling unit.
2. If the micro-unit development employs management or support staff on site, then one parking space shall be provided for each employee that does not live on on site.
3. Micro-unit parking may be enclosed or open.

D. Services: As defined by the building type in which the unit is located.



Figure 10-39 Building with Micro-Units



E. Open Space: (see Section 8 for an explanation of private and common open space)

1. Private Open Space: 75% of micro dwelling units shall have at least 50 square feet of private open space in a balcony, patio or yard.
2. Common Open Space: Common open space shall be provided at a ratio of 45 square feet per dwelling unit, but shall be no less than 300 square feet. Common open space shall have a minimum horizontal dimension of 25 feet.
3. Common open space is typically accommodated as a courtyard over the parking structure and/or located on roof decks.
4. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
5. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
6. Both private and common roof decks and terraces are encouraged.
7. If the project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit, but not to less than 6' x 6'. This reduction may not be used in combination with other reductions for private open space.
8. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.

F. Landscape Standards: As defined by the building type in which the unit is located.

G. Frontage Guidelines: As defined by the building type in which the unit is located.

H. Building Size and Massing:

As defined by the building type in which the unit is located.

10.18 Mixed-Use

Mixed-Use buildings combine two or more distinct uses into a single structure or group, typically residential in combination with neighborhood-serving commercial, service or office uses. Mixed-use buildings benefit a community by activating the public realm and providing goods and services within walking distance of dwellings. Mixed-uses are generally stacked vertically, with dwellings over ground floor commercial. A podium building type with a subterranean garage, retail space at street level and several stories of residential flats above is a common example of a mixed-use building.

Different uses may also occur side-by-side, such as rowhouses with a commercial or office use at the end of a row or at a street corner.

A. Development Standards:

1. Commercial, assembly or office uses shall occur at the ground floor and shall have direct access from the street frontage or a public plaza or park.
2. Multi-level uses are allowed if the levels share an entry at the street.
3. Individual tenants in non-residential uses should have distinct entries at street level.

B. Lot Size: Not applicable to this building type.



C. Access:

1. Dwelling units above street level uses are typically accessed via internal common corridors.
2. Entries to upper level residential units are through a common lobby and directly from the garage.
3. Rowhomes in mixed-use blocks shall have entries at street level facing the lot frontage or common open space. Stoops are encouraged, except at required accessible units for the disabled.
4. The common garage is accessed by no more than two secured openings from a driveway or alley, not directly from the street.

D. Parking:

1. Required parking quantity shall be calculated based on the cumulative requirements of each use.
2. A reduction for shared parking between uses may be allowed if justified through an approved shared parking analysis, at the discretion of the Director of Community Development.
3. Parking provided for multiple uses, including residential, may be located in the same common garage structure or area.
4. Reserved residential parking shall be secured separately from parking provided for other uses.
5. Private residential garages may be allowed to satisfy a portion of the enclosed parking requirement, provided they are located along the edge of the common garage, under the footprint of the residential floors, and are accessed from an alley or motor court.
6. Unenclosed off-street residential and office parking shall be covered with a trellis or solar panels.
7. Free-standing private garages are not permitted to serve mixed-use buildings.
8. Dwelling units shall have direct access through the building to a common parking garage.

D. Services:

1. Common refuse and recycling bins shall be provided in an enclosed room within the common garage.
2. Residential buildings greater than three stories should have trash and recycling chutes to a trash room.
3. An area for organic waste bins shall be provided outside the building and shall be covered by an opaque fence and roof.
4. See Section 10.9 and the City of Temecula Waste and Recycling Guidelines for trash room and waste bin enclosure requirements.
5. The commercial and residential bin requirements should be calculated separately for the areas of each use, per the requirements of the City of Temecula Waste and Recycling Guidelines and as approved by the Planning Director and the franchise hauler.
6. Compactors are encouraged to reduce the quantity of bins and resultant space needed.
7. Air conditioner compressors shall be located on the roof and screened from view from the street, public areas or other buildings with a parapet or mechanical equipment screen.
8. Utilities shall be screened from view from the street and shall be located in building recesses or closets with decorative gates and fencing for security.

E. Open Space: (see Section 8 for an explanation of private and common open space)

1. Private Open Space: 100% of dwelling units in mixed-use buildings shall have at least 60 square feet of private open space in a balcony, patio or yard.
2. Common Open Space: Common open space shall be provided at a ratio of 50 square feet per dwelling unit, but shall be no less than 300 square feet.
3. Common open space shall have a minimum horizontal dimension of 25 feet.
4. Common open space is typically accommodated as a courtyard over the parking structure and/or located on roof decks.
5. Common open space shall include furniture such as benches, play structures, bike racks, games (chess tables, bocce ball, etc.), picnic tables.
6. Community swimming pools (not the Recreation Center) may be counted toward the common open space requirement.
7. Both private and common roof decks and terraces are encouraged.
8. If the project developer provides common open space on the second level or higher, then the minimum area of private open space may be reduced by 20 s.f. per dwelling unit. This reduction may not be used in combination with other reductions for private open space.
9. Common Areas over structures (including roof decks and terraces) shall provide structural integrity and appropriate design for container gardening and irrigation.

F. Landscape Standards:

1. Trees shall be included in common areas, green spaces, alleys and motor courts for shade and to soften building massing.
2. Shrub massings shall be used to provide visual interest and plant diversity.
3. Turf shall be used only as a recreational element in common areas and is not allowed in areas less than 8' wide.

G. Frontage Guidelines:

1. See Sections 9.4 and 10.4 for applicable street frontage requirements.
2. Architectural and landscape elements should be used to delineate public, semi-private and private space.
3. Stoops, balconies, canopies and entry marquees may project into required street setbacks.

H. Building Size and Massing:

1. Buildings may be four to five stories.
2. Massing shall be broken into multiple components resulting in an overall pedestrian scale.
3. Each use shall be distinctly expressed on the building exterior through scale, materials, detailing and ornament appropriate to each use.
4. Provide multiple off-setting planes at each facade.
5. Vary roof lines.
6. Other design guidelines in this chapter shall apply.

I. Accessory Dwellings:

Accessory dwellings are not allowed in the mixed-use building type.

10.19 Iconic Tower

An Iconic Tower is featured in Village C, where it can be seen from most of the Altair community and from Main Street in Old Town.

A. Development Standards:

1. See Figure 10-40.
2. A commercial use may be located at the base of the tower.
3. There shall only be one iconic tower.

B. Building Size and Massing:

1. Tower height will be between 50 feet and 75 feet.
2. Proportions shall emphasize verticality.
3. Tower may be attached to a building or may be free-standing.

- C.** Parking, services, open space, landscape standards, frontage guidelines and accessory dwelling regulations do not apply to this building type.

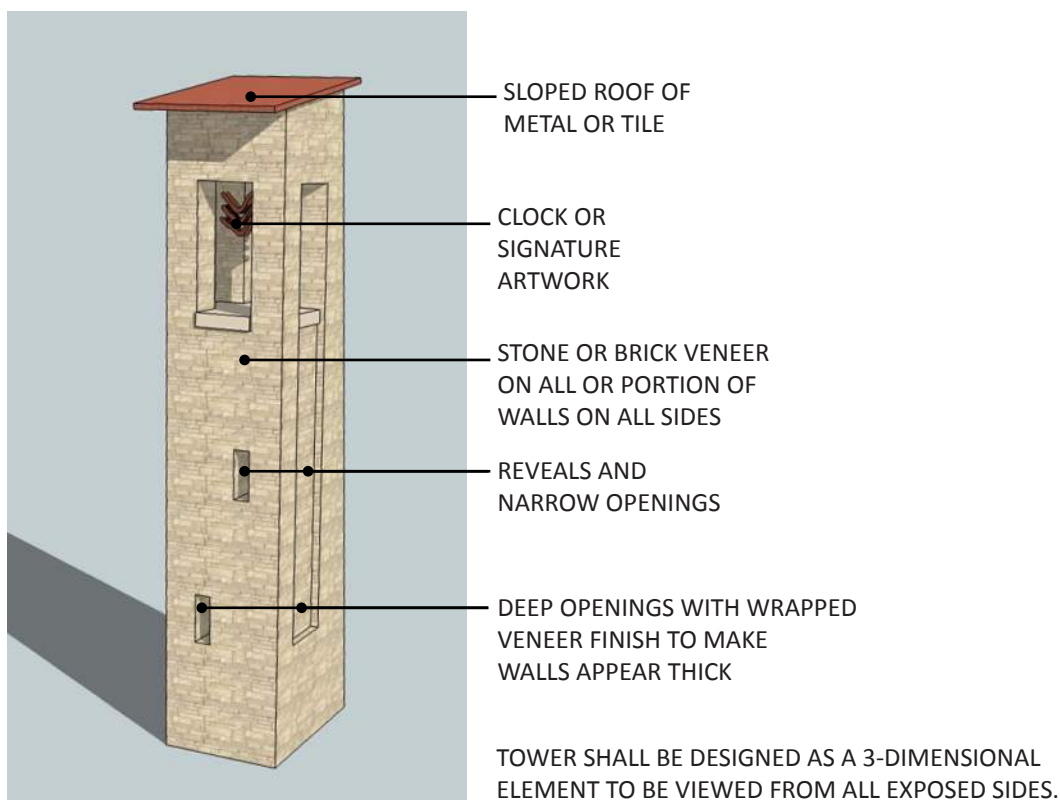


Figure 10-40 Iconic Tower

CONCEPTUAL IMAGE ONLY; ACTUAL DESIGN MAY VARY.

10.20 Civic Buildings / Nature Center

Civic buildings are located at the Civic Site, where a Nature Center is proposed (see Section 3.13). This category does not include community buildings, such as recreation centers and clubhouses that are described in Section 10.22.

A. Development Standards:

1. The nature center at the Civic Site must be sensitive to the adjacent natural open space and the Pechanga Origin Area/ Traditional Cultural Place (TCP) site to the south.
2. The scale, materials and style of civic buildings should be appropriate for a public facility and should be an asset to the community.
3. Materials at the nature center shall be sturdy, fire-resistant and complementary to the natural setting, with massing and details appropriate to those materials, as seen in the "PARKitecture style" of many buildings in National Parks of the West.
4. Integrated indoor and outdoor spaces are encouraged.
5. Attached or detached shade structures that are appropriate to the building style are encouraged.
6. The building and key outdoor spaces should be arranged to maximize and/ or frame views that have historic or regional significance. Educational installations, such as plaques or artwork, are appropriate to explain these vistas.



NATURE CENTER AT SAN ELIJO LAGOON, ENCINITAS, CALIFORNIA

B. Lot Size: Not applicable to this building type.

C. Access:

1. Building entries will typically be at the ground floor and should be apparent to visitors.
2. Pedestrian access must be provided from a public way, from public transportation, and from off-street parking.

D. Parking:

1. Surface parking must be landscaped per Section 10.6.12 and Temecula Municipal Code Section 17.24.050.H. Solar panels on canopy structures may be substituted for required trees in the same ratio.
2. See Section 3.13 for additional parking standards.

E. Services:

1. Loading zones shall be provided per Temecula Municipal Code Section 17.24.060. Delivery and loading areas shall be screened from view from the street.
2. A single area for refuse, recycling and organic waste bins shall be provided and shall be screened by an opaque fence or wall and covered.
3. Additional refuse and recycling receptacles shall be distributed along trails and in parking areas. Receptacles shall have an integral lid or be otherwise designed to prevent wind-blown trash and to keep animals out. A combined refuse / recycling receptacle is preferred.
4. See Section 10.9 for enclosure and access requirements for trash collection.
5. Utilities shall be grouped and screened from view from the street, trails or common areas.

F. Open Space: Common open space will be provided as described in Section 3.13. Spaces should facilitate gatherings and the interaction of visitors with staff and with the surrounding environment.

G. Landscape Standards: See Section 10.6.11 (Civic / Community) as well as the corresponding plant lists in Appendix A.

H. Frontage Guidelines:

1. See Section 9.4 for applicable street and garden frontage types.
2. The nature center should provide a public front on all sides, not just a single facade.
2. Frontages for civic buildings should be of a larger scale than residential frontages to convey a greater sense of importance.
3. Architectural elements should characterize social institutions, rather than residences. Spaces that comprise civic frontages are public and should celebrate building entry.
4. Arcades, colonnades, entry courts and shopfronts are appropriate to civic buildings such as a nature center. They also provide shade and help to integrate the building into the landscape.

I. Building Size and Massing:

1. Buildings may be two stories maximum.
2. Floor plates of an individual building should not exceed 15,000 sf.
3. Individual buildings should be well-proportioned. Massing that sprawls horizontally, as in a large 1-story building, does not present the proper stature of a civic building. Avoid tower forms that compete with the Iconic Tower at Altair's core.

J. Accessory Dwellings: A park ranger's residence is permitted, subject to City design review.

10.21 School Buildings

The educational buildings at the School Site will ultimately be designed and developed by the Temecula Valley Unified School District with public input. However, the guidelines and standards included in this Specific Plan should be followed to ensure that the school architecture complements the community of Altair and supports the underlying principles of smart growth, compact design, walkability and strong neighborhood identity.

See Section 3.12 for further information regarding the site.

A. Development Standards:

1. The School Site should be planned as a campus. There should be a clear integration of functional elements within each campus. Multiple buildings are preferred to reduce the overall scale and to create active space between buildings.
2. The relationship between buildings on a campus is as important as the buildings themselves. Buildings should refer to each other to maintain a cohesive aesthetic. Buildings should be arranged to form outdoor rooms for shared use by occupants.
3. The scale, materials and style of school buildings should be appropriate for a public facility and should be an asset to the community.
5. Integrated indoor and outdoor spaces are encouraged.
6. Materials shall be durable, timeless, and shall give edifices a sense of importance, with massing and details appropriate to those materials. Brick and stone veneers are encouraged, as are metal roofs

B. Lot Size: Not applicable to this building type.

C. Access:

1. Building entries will typically be at the ground floor and should be apparent to students and visitors.
2. There should be a sense of formality to entering the buildings and /or the campus.
3. Clearly defined pedestrian access must be provided from a public way, from public transportation, and from off-street parking.

D. Parking:

1. Surface parking must be landscaped per Section 10.6.12 and Temecula Municipal Code Section 17.24.050.H. Solar panels on canopy structures may be substituted for required trees in the same ratio.
2. See Sections 3.12 for additional parking standards.

E. Services:

1. Loading zones shall be provided per Temecula Municipal Code Section 17.24.060. Delivery and loading areas shall be screened from view from the street.
2. A single area for refuse, recycling and organic waste bins shall be provided for each campus and shall be screened by an opaque fence or wall and covered.
3. See Section 10.9 for enclosure and access requirements for trash collection.
4. Utilities shall be grouped and screened from view from the street or common areas.



ALEX G SPANOS ELEMENTARY SCHOOL

F. Open Space: Common open space will be provided as described in Section 3.12. Spaces should facilitate education and recreation programs and the interaction of students.

G. Landscape Standards: See Sections 10.6.9 (School) as well as the corresponding plant lists in Appendix A.

H. Frontage Guidelines:

1. See Section 9.4 for applicable street frontage types.
2. Frontages for educational buildings should be of a larger scale than residential frontages to convey a greater sense of importance.
3. Architectural elements should characterize educational institutions, rather than residences. Spaces that comprise school frontages are public and should celebrate building entry.
4. Arcades, colonnades and entry courts are appropriate to educational buildings. They also provide shaded exterior common spaces to facilitate civic engagement.
5. Frontages should be designed to tie buildings together and create a single theme for the campus. For instance, buildings can be grouped around an entry court with an arcade linking them together.

I. Building Size and Massing:

1. Buildings may be two stories maximum.
2. Individual buildings should be well-proportioned. Massing that sprawls horizontally, as in a large 1-story building, does not present the proper stature of a school building.
3. Avoid tower forms that compete with the Iconic Tower at Altair's core.

J. Accessory Dwellings: Not applicable.

10.22 Community Buildings

The main community buildings at Altair are located in Village C around its central Plaza that anchors the western end of the Main Street axis to the Temecula Civic Center. These include a Recreation Center with pool to the west of Altair Vista and a Community Center / Clubhouse east of Altair Vista at the high point of the Village C Park. Smaller community buildings may also occur in the other villages, such as at neighborhood pools and parks.



A. Development Standards:

1. The combined community buildings at Village C should frame and define the central Plaza and promontory steps that anchor the Main Street axis. The two buildings should relate to each other to form a cohesive whole.
2. Community buildings should be four-sided, due to their prominent and central location. The Community Center, especially, must have facades addressing the Plaza and Altair Vista as well as the Park. The Park façade may be slightly different in character to engage terraces into the Park and to take advantage of the expanding views.
3. Community buildings should be used to negotiate grade changes, nestling into hillsides, with entries on multiple levels where possible. The Recreation Center, in particular, shall be a two-story structure forming the north edge of the promontory steps, with building entries at the top and bottom landings of these steps and a publicly accessible elevator.
4. Community Buildings should combine interior and exterior space through such design elements as courtyards, terraces, colonnades, roof overhangs and permeable walls with large openings.

B. Lot Size: Not applicable to this building type.

C. Access:

1. Building entries should occur on all at-grade levels and should be apparent to visitors.
2. Pedestrian access must be provided from the common circulation network and from off-street parking.

D. Parking:

1. Per Table 10-3. This ratio assumes that most users of Community facilities will be residents who will walk or bike to the facility.
2. Surface parking must be landscaped per Section 10.6.12 and Temecula Municipal Code Section 17.24.050.H. Solar panels on canopy structures may be substituted for required trees in the same ratio.

**E. Services:**

1. Loading zones shall be provided per Temecula Municipal Code Section 17.24.060. Delivery and loading areas shall be screened from view from the street.
2. An area for refuse, recycling and organic waste bins shall be provided and shall be screened by an opaque fence or wall and covered.
3. See Section 10.9 for enclosure and access requirements for trash collection.
4. Utilities shall be grouped and screened from view from the street or common areas.
5. Mechanical equipment such as cooling towers and water heaters should be located on the building roof and screened from view from the street or from above by parapets, equipment screens or trellises.

F. Open Space: Open space requirements do not apply to this building type. However, community buildings are typically adjacent to or within shared open spaces and should be integrated into these landscapes through stepped massing, courtyards, arcades or low walls.

G. Landscape Standards: See Sections 10.6.11 (Civic / Community) as well as the corresponding plant lists in Appendix A.

H. Frontage Guidelines:

1. See Section 9.4 for applicable street frontage types.
2. Frontages for community buildings should be of a larger scale than residential frontages to convey a greater sense of importance.
3. Architectural elements should characterize social institutions. Residential elements such as porches and pitched roofs may also be appropriate, but should be at a larger scale.
4. Arcades, colonnades and entry courts are appropriate to community buildings and provide shaded indoor/outdoor space for passive recreation.
5. A community building sets the aesthetic tone for the village where it is located. The main Recreation Center and Club House, in particular, should be stylistically similar or of similar materials to establish Altair's architectural image.

I. Building Size and Massing:

1. Buildings may be one to three stories tall.
2. Floor plates of individual buildings should not exceed 40,000 sf.
3. Individual buildings should be well-proportioned. Massing that sprawls horizontally, as in a large 1-story building, does not present the proper stature of a civic building. Avoid tower forms that compete with the Iconic Tower at Altair's core.

J. Accessory Dwellings: Not applicable.

11 IMPLEMENTATION

The methodology for the implementation of the Altair Specific Plan is provided in accordance with Government Code 65451 of the California Planning Law, which requires “a program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out” the specific plan. The following elements compose the Implementation Program:

1. Adoption of the Specific Plan and General Plan Amendment
2. Administration of the Specific Plan
3. Development Agreement
4. Environmental Impact Report (EIR) and Mitigation + Monitoring Program
5. Master Tentative Tract Map
6. Master Conceptual Grading Plan
7. Discretionary Approvals
8. Individual Tentative and Final Maps
9. Finish Grading Plans and Improvement Plans
10. Financing Strategies
11. Maintenance Program

The Altair Specific Plan will be adopted by Ordinance of the City of Temecula City Council. Adoption of the Specific Plan defines land use and development standards for the project area which shall supersede current zoning regulations.

11.1 Regulations that Administer the Specific Plan

11.1.1 Development in the Altair Specific Plan area shall be regulated by this document in combination with the City of Temecula General Plan and Title 17 of the Temecula Municipal Code (referred to as the City of Temecula Development Code). Unless otherwise regulated in this Specific Plan, the following Articles of the City of Temecula Development Code shall apply:

Chapter 17.01 General Provisions

Chapter 17.03 Administration of Zoning

Chapter 17.04 Permits, except 17.04030 Home occupation permits does not apply. A home occupation permit is not required for accessory commercial uses in residential zones (i.e. live/work).

Chapter 17.06.050(I.)Family Day Care Home Facilities

Chapter 17.06.060 Landscape Standards

Chapter 17.16 Specific Plan Zoning District

Chapter 17.26 Covenants for Easements

Chapter 17.34 Definition of Terms

Chapter 8.48 Heritage Tree Ordinance

Chapter 17.32 Water Efficient Landscape Design

The City shall enforce the provisions of the Altair Specific Plan and City Development and Subdivision Codes for all projects located wholly or partially within the Altair Specific Plan area limits, in accordance with the State of California Government Code, Subdivision Map Act and Local Subdivision Ordinance. In case of conflict with directives or restrictions in other documents, the requirements of this specific plan shall apply. Where regulation is not provided in this Specific Plan, the provisions of the Development Code shall prevail.

11.1.2 Minor modifications to the approved Specific Plan which will not detract from the general intent of the plan may be approved by the Planning Director. Such modifications may include, among other allowances:

1. Changes in the size of planning districts (i.e. Villages) not exceeding 20 percent of their gross area and not increasing the overall density of the project.
2. Transfer of density between planning districts, with limitations as described in Section 11.5.
3. Changes to the alignment of pedestrian and/or bicycle paths, or utility networks from that shown in the Specific Plan figures, as long as intended linkages are maintained.
4. Modifications to the orientation of buildings and site elements such as yards, walls, walkways, landscaping or parking from that shown in typical examples.
5. Plant material substitutions, as long as they are consistent with the Landscape Development Standards.
6. Variations of materials, color, architectural styles or design details from those shown in the examples.
7. Reductions from required setbacks not to exceed 15 percent.
8. Future adoption of a Signage Program.
9. Phasing that differs from the Conceptual Phasing Plan and the Phasing Summary in this Specific Plan, as long as the infrastructure and community facilities needs of Altair are met. Any changes to the approved Phasing Plan shall require review and approval from the Planning, Public Works and Fire Departments.
10. The Planning Director has the option to allow up to 10% of the required parking stalls to be compact stalls with minimum dimensions of eight feet wide by sixteen feet long, when utilized with electric vehicle charging stations or extensive bike rack systems above the minimum requirements.
11. Exceptions to fence height and material standards at sports fields and dog parks.

11.1.3 Development plans for individual projects (i.e. by Merchant Builders) within the Altair Specific Plan area shall be submitted to the City of Temecula and reviewed by several departments under the following sequential process:

1. Master Developer Consultation With Guest Builder: Guest Builders submit architectural, civil and landscape plans, elevations, sections, renderings and material/color sample boards to the Master Developer. Necessary design revisions are made following consultation. Guest Builders must have approval from the Master Developer prior to making a Pre-Application Submittal to the City of Temecula.

2. Standard Pre–Application Submittal: Following Master Developer approval, a pre-application submittal is made to the City. This free review is intended to provide a more efficient Development Plan review and public hearing process. Applications are reviewed by the Planning, Public Works, Fire, Building and Safety, and Police Departments to assist in providing critical design feedback. The review period is two weeks. Any revisions made during the pre-application process shall be reviewed with the Master Developer prior to Development Plan Submittal to the City. The pre-application submittal should include the following:

- A. Site plan to include common open space calculation, size and location
- B. Conceptual architecture plans and elevations
- C. Private open space calculation, locations and dimensions
- D. Pedestrian circulation exhibit.
- E. Trash exhibit. Show garage dimensions and bin locations in single-family residential projects, refuse / recycling enclosure locations, dimensions, materials and cover design in multifamily and commercial development. Show collection route with clearances. See Section 10.10.
- F. Dimensioned parking exhibit and calculation. See Table 10-3.
- G. Utilities screening and location exhibit (AC units, electric meters, FDC/PIV, etc...)
- H. Sign location and size parameters; show dimensioned envelope where signage will occur. Include proposed sign materials and illumination method. See Section 10.5.
- I. Frontage exhibit. See Figure 9.2 for street and garden frontage orientation. Provide 3-dimensional diagram showing frontage type per Section 9.4 and compliance with build-to line regulations in Section 10.4 and Table 10.2.

3. Development Plan Approval: Development plans and related documents, such as tract maps, grading plans, architectural and engineering drawings are reviewed by the appropriate departments for compliance with requirements and guidelines of this specific plan, The Temecula Municipal Code, conditions of approval and other applicable codes and regulations. Fees are charged for Development Plan review.

For Development Plan Approval, City staff must make the following findings:

- 1. The proposed use is in conformance with the General Plan, Specific Plan, Development Agreement, EIR and MMRP and with all applicable requirements of State law and other Ordinances of the City.
- 2. The overall development of the land is designed for the protection of the public health, safety and general welfare.

4. Conditions Of Approval govern utilization of the Development Permit and list infrastructure improvements and other requirements necessary for the project or benefitting the community.

5. Planning Commission Approval of each Development Plan is required in order to obtain a Development Permit.

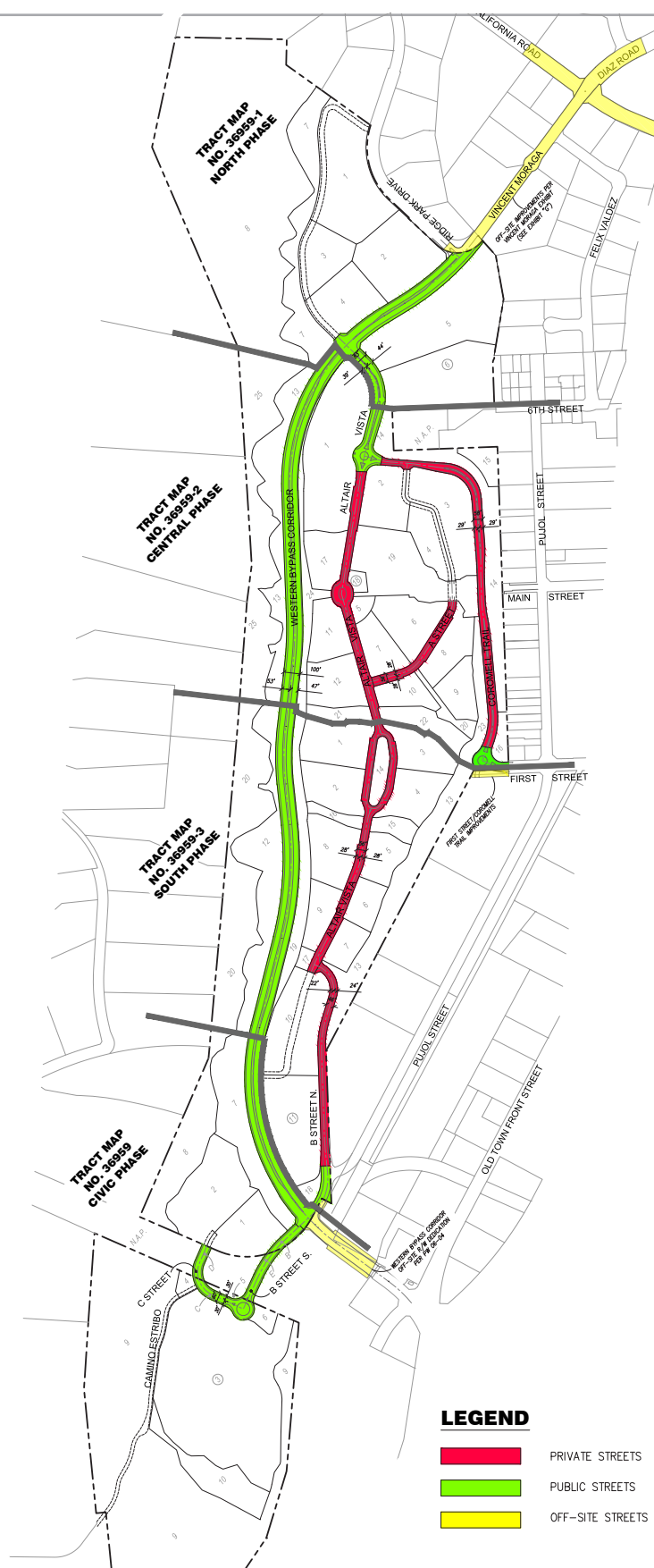


Figure 11-1 Public and Private Roads at Altair

Once the Development Permit has been granted, builders may proceed with Plan Check, in which construction documents are reviewed for compliance with requirements and guidelines of this specific plan, conditions of approval and all applicable City, state and federal codes, regulations and standards. Building permits are then issued after approval of construction documents and collection of securities and Development Impact Fees (DIF), as outlined in the Development Agreement.

11.2 Capital Improvements

Several capital projects are needed for the successful implementation of the Altair Specific Plan. The projects are listed and detailed in the Development Agreement between the Master Developer and the City of Temecula (see Section 11.7). These projects include:

- Western Bypass Road connecting SR-79 South (Temecula Parkway) to Rancho California Road via Vincent Moraga Drive.
- Improvements to Rancho California Road at its intersection with the Western Bypass
- Bridge over Murrieta Creek between Western Bypass and Temecula Parkway
- Storm water management system
- Water system improvements
- Sewer system improvements
- B Street intersection with Pujol Street and with the Western Bypass
- Pedestrian promenade at the west end of Main Street (west of Pujol Street)

11.3 Phasing

Altair will be developed in multiple phases, with the advancement of circulation, utilities and other infrastructure as necessary for each phase. Relocation of substantial quantities of earth, particularly in grading of the Western Bypass Corridor, is an important consideration in the phasing schedule to avoid soil export and subsequent re-grading.

The north parcels at Villages A and B are anticipated to comprise the first phase of development. Phasing will subsequently continue southward, village by village, as indicated in Figure 11-2 Phasing Plan. The process of developing the site, village by village, will be commensurate with market demand. The Development Agreement between the Master Developer and the City of Temecula outlines the on-site and off-site infrastructure improvements that must be complete at certain development thresholds within each phase. Phasing may occur out of sequence, as long as the infrastructure required for that phase is completed.

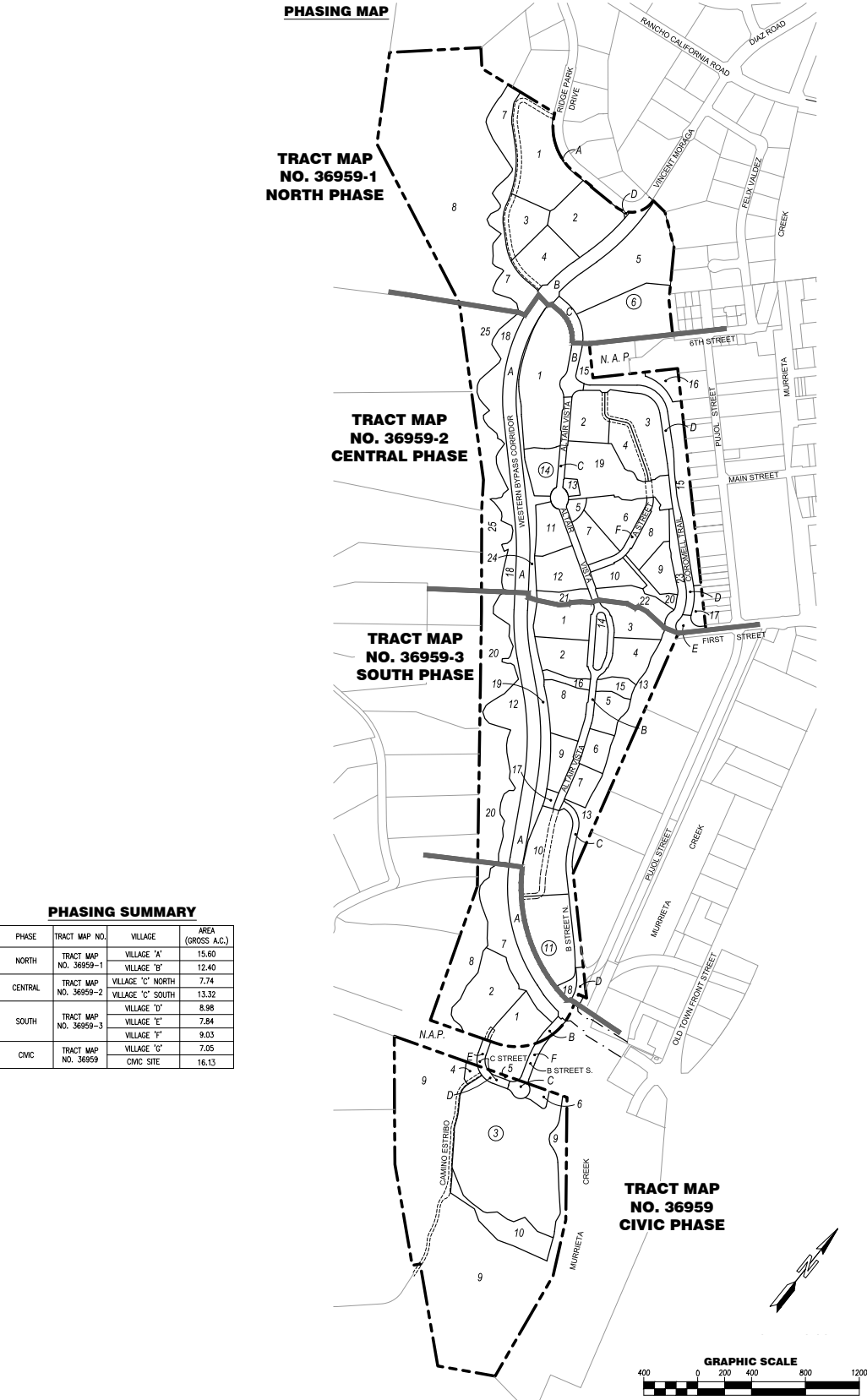


Figure 11-2 Altair Conceptual Phasing Plan



11.4 Maintenance

Maintenance shall generally be the responsibility of the property owners within the Altair development, except at public roads and any spaces dedicated to the City of Temecula.

Included in this project are parks, parkways and public areas that beautify the development. The future maintenance of these common areas into perpetuity shall be the responsibility of the Home Owner's Association (HOA) established by the development. There will be a Master HOA for spaces shared by the entire community and sub-HOA's within each village or planning district. Common area landscaping and open areas will be developed in conjunction with the project. The maintenance of these areas will also be the responsibility of the Home Owner's Association. See Figure 11-3 Developer Responsibility Map.

The following areas will be maintained by the City:

- Western Bypass Corridor, including the Class 1 Bikeway where it is in the public right of way. The main portion of the Class 1 Bikeway is on private property and will be maintained by the Master HOA.
- the north portion of Altair Vista from Coromell Trail to the Western Bypass
- "B" Street south
- "C" Street
- Village C Park
- Grand Stair
- Plaza at west end of Main Street (Main Street Transition)

The School site will be maintained by the Temecula Valley Unified School District (TVUSD) after ownership of the property is transferred to the District. If the TVUSD declines to accept the dedication, then the property will be maintained by the respective property owners and the Master HOA, as applies.

11.5 Density Transfer

Transfer of dwelling units is permitted between districts in the specific plan area with the following limitations:

- A. The total number of dwelling units in the specific plan area shall not exceed 1,750 units.
- B. No planning area may exceed the target quantity of dwelling units by more than 20%.
- C. Transfer must not cause significantly increased or new environmental impacts.
- D. Circulation, infrastructure and utility systems must be adequate for the altered density distribution.
- E. Applications for density transfer shall include a Project Residential Unit Reconciliation Report comparing the approved number of units to the proposed quantity for each planning area, including the remaining permitted quantity of dwelling units.

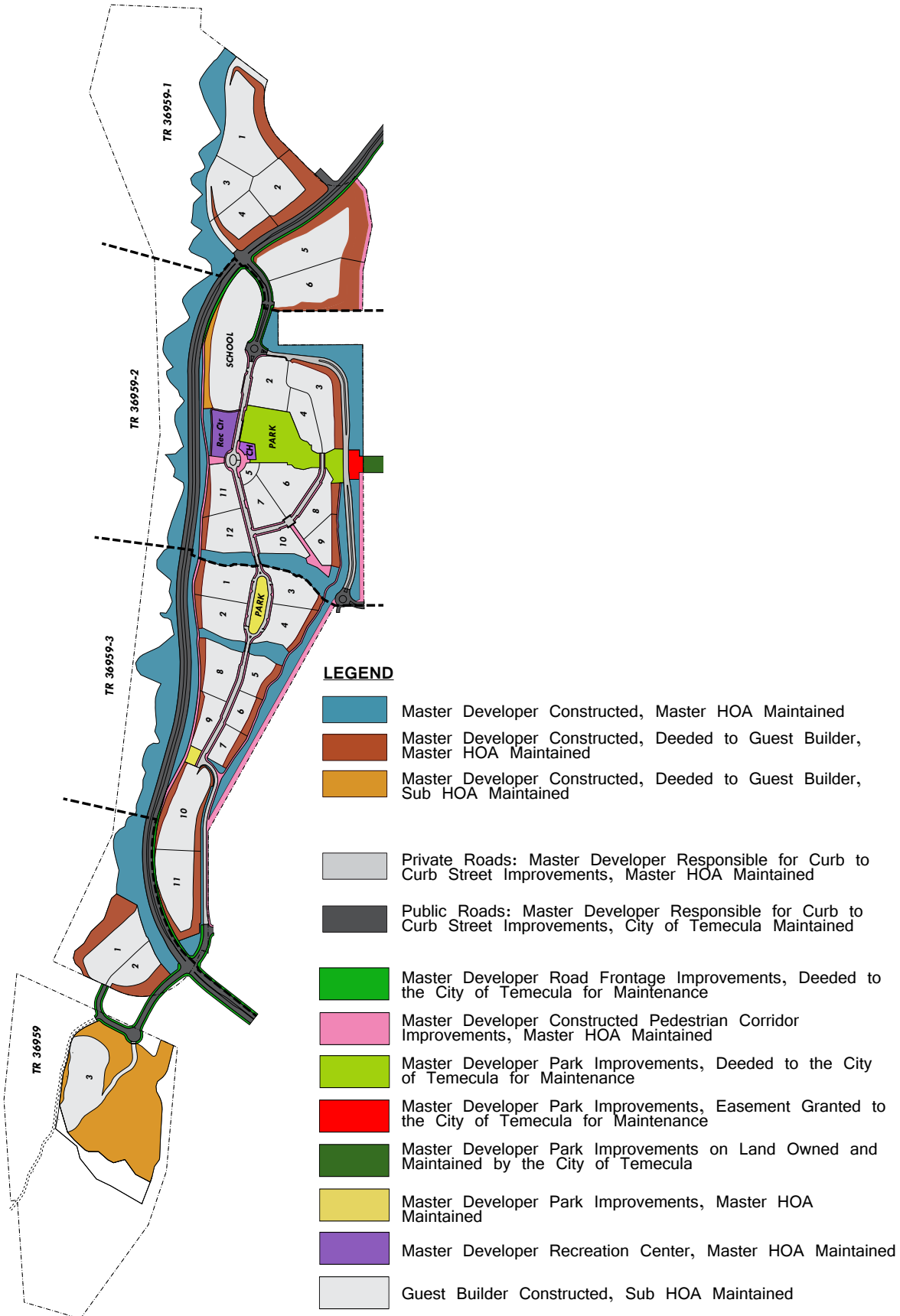


Figure 11-3 Developer Responsibility Map

11.6 Lot Reconfiguration or Consolidation

Lots within the Altair Specific Plan area may be consolidated, subdivided or otherwise adjusted as allowed by the Subdivision Ordinance of the City of Temecula and other applicable codes. Such adjustments do not require an amendment this Specific Plan, as long as the resultant lot(s) comply with the intent and guidelines of this Specific Plan. All lots shall meet the minimum lot dimensions outlined in Section 10, Development Standards. This Specific Plan does not limit construction of buildings over lot lines of contiguous lots under the same ownership.

11.7 Financing Strategies

Funding for the construction of the infrastructure and facilities at Altair may be provided by a variety of potential sources, such as Developer Financing; Development Impact Fees (DIF); Transportation Uniform Mitigation Fees (TUMF); Federal, State or Local Grant Funding; or revenue from any Community Facilities District, Assessment District, Infrastructure Financing District, Gasoline Taxes, or the General Fund. In several instances including but not limited to the construction of the Western Bypass Corridor and Bridge, the sewer facilities, parks, etc., the developer shall utilize fee credits and/or reimbursements from the various agencies, including the City of Temecula, to directly off-set the costs expended by the developer. Some of these credits and reimbursements are outlined in the Development Agreement described below.

The Master Developer and the City of Temecula will enter into a Development Agreement for Altair Specific Plan and Related Entitlements to enable adequate and timely funding of the infrastructure necessary to Altair's success. The Agreement will outline public and private improvement cost responsibilities, project related costs, credits and/or reimbursements and corresponding agencies. The Development Agreement lays out the timing of infrastructure improvements relative to project phasing.

A Community Finance District (CFD) will be formed which will include special taxes to fund public infrastructure related to the project as well as the projected annual deficit for the cost of City Services.

11.8 Services Deficit Fiscal Impact Payments

- A. The City and owners estimate that the increased costs to the City of providing public safety and other municipal services to the area resulting from the General Plan Amendment, adoption of the Specific Plan, and change of zone for the Project will substantially exceed the municipal revenue from the Project ("City Services Deficit"). The City has received a Fiscal Impact Analysis, dated as of September, 2017 ("FIA"), documenting the City Services Deficit. The owners of the property within the Project, and their successors of interest, shall pay the City the sum of Two Hundred Thirty-Seven Dollars (\$237.00) per residential dwelling unit within the Project area that is an Occupied Residential Property, each year as mitigation for the City Services Deficit, with an increase in such payment each fiscal year in an amount of five and six-tenths percent (5.6%) of the previous year's payment.
- B. The owners and their successors to the property within the Project may fulfill this obligation through the levy of an annual special tax of a community facilities district established by the City pursuant to the Mello-Roos Community Facilities District Act of 1982, Government Code Section 53311, et seq.; provided, however, the obligation of each owner and their successors to pay the City Services Deficit payment under this obligation remains an obligation of the owners and their successors regardless of the financing mechanism used to pay it and regardless of whether there is a financing mechanism to pay it.

11.9 Annual Wildlife Conservation Fee

- A. In order to facilitate local wildlife conservation efforts, each Occupied Residential Property in the Specific Plan area shall pay Forty-Three Dollars (\$43.00) per dwelling unit per year, to be increased each fiscal year by a percentage equal to two percent (2%) of the prior year's payment, to fund the Annual Wildlife Conservation Fee for Wildlife Conservation Costs.
- B. For the purposes of this provision, "Occupied Residential Property" means an assessor's parcel in the Specific Plan area for which a building permit for residential construction and a certificate of occupancy or final inspection has been issued.
- C. For the purposes of this provision "Wildlife Conservation Costs" means:
 - (1) An engineering feasibility study to be prepared by the City in conjunction with the Western Riverside County Regional Conservation Authority within the Interstate 15 freeway Special Linkage Area south of the Project whose purpose is to evaluate locations and initiate engineering for a wildlife overcrossing or undercrossing across the Interstate 15 freeway in order to allow wildlife (including mountain lions) to safely travel between the Santa Margarita Ecological Reserve and the Palomar Mountain regions; and/or

- (2) Acquisition by the City of lands within the Special Linkage Area south of the Project for conservation; and/or
 - (3) Other wildlife conservation efforts, (i) within Riverside County; and (ii) within ten (10) miles of the Specific Plan area.
- D. The owners and their successors to the property within the Project may fulfill this obligation through the levy of an annual special tax of a community facilities district established by the City pursuant to the Mello-Roos Community Facilities District Act of 1982, Government Code Section 53311, et seq.; provided, however, the obligation of each owner and their successors to pay the Annual Wildlife Conservation Fee payment under this obligation remains an obligation of the owners and their successors regardless of the financing mechanism used to pay it and regardless of whether there is a financing mechanism to pay it.

11.10 Severability

If any section, subsection, sentence, clause phrase or portion of this specific plan, or any future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this specific plan, or any future amendments or additions hereto. The City hereby declares that it would have adopted these requirements and each sentence, subsection, clause, phrase or portion or any future amendments or additions thereto, irrespective of the fact that any one or more sections, subsections, clauses, phrases, portions or any future amendments or additions thereto may be declared invalid or unconstitutional.

Altair

Appendix-Plant Lists

(Refer to various Specific Plan Sections for Design Intent Descriptions of each area)

NOTE: Plant species identified in Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) shall not be used in areas adjacent to the MSHCP corridor and/or native open space.

Natural (Permanent) Slopes:

Scientific Name	Common Name	Water Use	SoCal Native
Trees - Shade			
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X
Trees - Accent			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CERCOCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
Shrubs			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>ARCHTOSTAPHYLOS GLAUCA</i>	BIGBERRY MANZANITA	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS 'ALBA'</i>	WESTERN REDBUD	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X
<i>EPILOBIUM CANUM SSP. CANUM</i>	CALIFORNIA FUCHSIA	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>PENSTEMON HETEROPHYLLUS</i>	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X

Altair

Appendix-Plant Lists

(Refer to various Specific Plan Sections for Design Intent Descriptions of each area)

NOTE: Plant species identified in Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) shall not be used in areas adjacent to the MSHCP corridor and/or native open space.

Natural (Permanent) Slopes:

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X
<u>Trees - Accent</u>			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CEROCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>ARCHTOSTAPHYLOS GLAUCA</i>	BIGBERRY MANZANITA	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS 'ALBA'</i>	WESTERN REDBUD	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X
<i>EPILOBIUM CANUM SSP. CANUM</i>	CALIFORNIA FUCHSIA	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>PENSTEMON HETEROPHYLLUS</i>	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X

Temporary Slopes:

Seed Mix

	Pure Live Seed Lbs./Acre
AMBROSIA PSILOSTACHYA	WESTERN RAGWEED 0.50
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH 1.00
CAMISSONIOPSIS CHEIRANTHIFOLIA	SUN CUP 0.20
CLARKIA PURPUREA	FOUR-SPOT CLARKIA 0.20
CORETHROGYNE FILAGINIFOLIA	CALIFORNIA-ASTER 0.10
DISTICHLIS SPICATA STRICTA	SALTGRASS 1.00
ERIOGONUM FASCICULATUM	BUCKWHEAT 2.00
ERIOPHYLLUM CONFERTIFLORUM	GOLDEN-YARROW 0.70
ESCHSCHOLZIA CALIFORNICA	CALIFORNIA POPPY 1.50
GALIUM ANGUSTIFOLIUM	NARROW-LEAVED BEDSTRAW 0.50
ISOCOMA MENZIESII	GOLDENBUSH 0.50
LUPINUS BICOLOR	MINIATURE LUPINE 2.00
SALVIA APIANA	WHITE SAGE 0.50
SALVIA MELLIFERA	BLACK SAGE 1.00
STIPA PULCHRA	PURPLE NEEDLEGRASS 3.00

Seed Mix Supplemental Products

	Application Rate
CONWED 1000 WOOD FIBER	2000 LBS/ACRE
ECOLOGY CONTROLS M-BINDER/TACK	200 LBS/ACRE
BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER	800 LBS/ACRE
AM-120 MYCORRHIZAL INOCULUM	60 LBS/ACRE
TRI-C SOLUBLE HUMATE	1 LBS/ACRE

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Hiking Trails, Bikeways

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANII</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X
<u>Trees - Accent</u>			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CERCOCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>ARCHTOSTAPHYLOS GLAUCA</i>	BIGBERRY MANZANITA	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS 'ALBA'</i>	WESTERN REDBUD	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X
<i>EPILOBIUM CANUM SSP. CANUM</i>	CALIFORNIA FUCHSIA	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>PENSTEMON HETEROPHYLLUS</i>	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X
<i>RHUS INTERGIFOLIA</i>	LEMONADEBERRY	L	X
<i>SALVIA APIANA</i>	WHITE SAGE	VL	X
<i>SALVIA MELLIFERA</i>	BLACK SAGE	L	X
<i>XYLOCOCCUS BICOLOR</i>	MISSION MANZANITA	L	X
<u>Groundcovers</u>			
<i>ADENOSTEMA FASCICULATUM 'NICOLAS'</i>	PROSTRATE CHAMISE	VL	X
<i>ARTEMESIA CALIFORNICA 'CANYON GRAY'</i>	CANYON GRAY SAGEBRUSH	L	X

<i>BACCHARIS PILULARIS</i> 'PIGEON POINT'	<i>DWARF COYOTE BUSH</i>	L	X
<i>ERIOGONUM FASCICULATUM</i> 'DANA POINT'	<i>DANA POINT BUCKWHEAT</i>	VL	X
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X

Vines

<i>LONICERA SUBSPICATA</i>	<i>CHAPARRAL HONEYSUCKLE</i>	L	X
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

Seed Mix**Pure Live Seed Lbs./Acre**

<i>AMBROSIA PSILOSTACHYA</i>	<i>WESTERN RAGWEED</i>	0.50
<i>ARTEMISIA CALIFORNICA</i>	<i>CALIFORNIA SAGEBRUSH</i>	1.00
<i>CAMISSONIOPSIS CHEIRANTHIFOLIA</i>	<i>SUN CUP</i>	0.20
<i>CLARKIA PURPUREA</i>	<i>FOUR-SPOT CLARKIA</i>	0.20
<i>CORETHROGYNE FILAGINIFOLIA</i>	<i>CALIFORNIA-ASTER</i>	0.10
<i>DISTICHLIS SPICATA STRICTA</i>	<i>SALTGRASS</i>	1.00
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	2.00
<i>ERIOPHYLLUM CONFERTIFLORUM</i>	<i>GOLDEN-YARROW</i>	0.70
<i>ESCHSCHOLZIA CALIFORNICA</i>	<i>CALIFORNIA POPPY</i>	1.50
<i>GALIUM ANGUSTIFOLIUM</i>	<i>NARROW-LEAVED BEDSTRAW</i>	0.50
<i>ISOCOMA MENZIESII</i>	<i>GOLDENBUSH</i>	0.50
<i>LUPINUS BICOLOR</i>	<i>MINIATURE LUPINE</i>	2.00
<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	0.50
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	1.00
<i>STIPA PULCHRA</i>	<i>PURPLE NEEDLEGRASS</i>	3.00

Seed Mix Supplemental Products**Application Rate**

<i>CONWED 1000 WOOD FIBER</i>	2000 LBS/ACRE
<i>ECOLOGY CONTROLS M-BINDER/TACK</i>	200 LBS/ACRE
<i>BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER</i>	800 LBS/ACRE
<i>AM-120 MYCORRHIZAL INOCULUM</i>	60 LBS/ACRE
<i>TRI-C SOLUBLE HUMATE</i>	1 LBS/ACRE

NOTE: SEED MIX MAY BE OMITTED WHEN FULL PLANT COVERAGE IS OBTAINED THROUGH CONTAINER STOCK.

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Key Pedestrian Walkways

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>ALBIZIA JULIBRISSIN</i>	SILK TREE	M	
<i>ARBUTUS 'MARINA'</i>	MARINA ARBUTUS	M	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>CHITALPA x TASHKENTENSIS</i>	CHITALPA	L	
<i>GEIJERA PARVIFLORA</i>	AUSTRALIAN WILLOW	M	
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>PINUS ELDARICA</i>	AFGHAN PINE	L	
<i>PISTACHIA CHINENSIS</i>	CHINESE PISTACHE	M	
<i>POPULUS FREMONTII 'NEVADA'</i>	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>QUERCUS VIRGINIANA 'HERITAGE'</i>	SOUTHERN LIVE OAK	M	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	
<u>Trees - Accent</u>			
<i>ARBUTUS UNEDO</i>	STRAWBERRY TREE	L	
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>CHILOPSIS LINEARIS 'WARREN JONES'</i>	W. JONES DESERT WILLOW	L	
<i>CITRUS SPP.</i>	ORANGE, LEMON, LIME, ETC.	M	
<i>LAGERSTROEMIA INDICA</i>	CAPE MYRTLE	M	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>BACCHARIS SAROTHOIDES</i>	DESERT BROOM	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>BUDDLEIA MARRUBIIFOLIA</i>	WOOLLY BUTTERFLY BUSH	L	

<i>BULBINE FRUTESCENS</i>	<i>BULBINE</i>	L	
<i>CALLIANDRA CALIFORNICA</i>	<i>BAJA DUSTER</i>	L	
<i>CALLIANDRA ERIOPHYIA</i>	<i>FAIRY DUSTER</i>	VL	
<i>CALLISTEMON VIM. 'LITTLE JOHN'</i>	<i>LITTLE JOHN BOTTLEBRUSH</i>	M	
<i>CEANOTHUS CRASSIFOLIUS</i>	<i>HOARYLEAF CEANOTHUS</i>	L	X
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>CEANOTHUS TOMENTOSUS</i>	<i>RAMONA CEANOTHUS</i>	L	X
<i>CISTUS SPP.</i>	<i>ROCKROSE</i>	L	
<i>CONVOLVULUS CNEORUM</i>	<i>BUSH MORNING GLORY</i>	L	
<i>COREOPSIS AURICULATA 'NANA'</i>	<i>DWARF COREOPSIS</i>	L	
<i>COREOPSIS LANCEOLATA</i>	<i>COREOPSIS</i>	L	
<i>DASYLIRION SPP.</i>	<i>DESERT SPOON</i>	L	
<i>ELAEAGNUS PUNGENS</i>	<i>SILVERBERRY</i>	L	
<i>ENCELIA FARINOSA</i>	<i>BRITTLE BUSH</i>	L	X
<i>ECHINOCACTUS GRUSONII</i>	<i>GOLDEN BARREL CACTUS</i>	L	
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	<i>CALIFORNIA FUCHSIA</i>	L	X
<i>EREMOPHILA HYGRO. 'BLUE BELLS'</i>	<i>BLUE BELLS EMU BUSH</i>	L	
<i>EUPHORBIA MILII 'REDI-RED'</i>	<i>RED EUPHORBIA</i>	L	
<i>FEIJOA SELLOWIANA</i>	<i>PINEAPPLE GUAVA</i>	M	
<i>GALVESIA SPECIOSA</i>	<i>ISLAND BUSH SNAPDRAGON</i>	L	X
<i>GREVILLEA SPP.</i>	<i>GREVILLEA</i>	L	
<i>GAURA LINDHEIMERI</i>	<i>GUARA</i>	M	
<i>HESPERALOE PARVIFLORA</i>	<i>RED/YELLOW YUCCA</i>	L	
<i>HETEROMELES ARBUTIFOLIA</i>	<i>TOYON</i>	L	X
<i>ILEX VOMITORIA</i>	<i>YAUPON</i>	L	
<i>KECKIELLA ANTIRHINNOIDES</i>	<i>YELLOW PENSTEMMON</i>	L	X
<i>KECKIELLA CORDIFOLIA</i>	<i>HEART-LEAVED PENSTEMMON</i>	L	X
<i>LANTANA SPP.</i>	<i>LANTANA</i>	L	
<i>LAVANDULA SPP.</i>	<i>LAVENDER</i>	L	
<i>LEUCOPHYLIUM FRUTESCENS</i>	<i>TEXAS RANGER</i>	L	
<i>LIGUSTRUM JAPONICUM 'TEXANUM'</i>	<i>JAPANESE PRIVET</i>	M	
<i>LOTUS SCOPARIUS</i>	<i>DEAR WEED</i>	VL	X
<i>MAHONIA NEVINII</i>	<i>NEVIN MAHONIA</i>	L	
<i>MIMULUS AURANTIACUS</i>	<i>MONKEY-FLOWER</i>	L	X
<i>MUHLENBERGIA RIGENS</i>	<i>DEER GRASS</i>	M	X
<i>MYRTUS COMMUNIS</i>	<i>MYRTLE</i>	M	
<i>OPUNTIA LITTORALIS</i>	<i>COASTAL PRICKLY PEAR</i>	L	X
<i>OPUNTIA SANTA-RITA 'TUBAC'</i>	<i>PURPLE PRICKLY PEAR</i>	L	
<i>PENSTEMON HETEROPHYLLUS</i>	<i>PENSTEMON</i>	L	X
<i>PODOCARPUS MACROPHYLLUS 'MAKI'</i>	<i>SHRUBBY YEW PINE</i>	M	
<i>RHAPHIOLEPIS 'MAJESTIC BEAUTY'</i>	<i>MAJESTIC BEAUTY</i>	M	
<i>RHAPHIOLEPIS UMBELLATA 'MINOR'</i>	<i>YEDDO HAWTHORN</i>	M	
<i>RHAMNUS CALIFORNICA</i>	<i>COFFEEBERRY</i>	L	X
<i>RHUS INTERGIFOLIA</i>	<i>LEMONADEBERRY</i>	L	X
<i>RHUS OVATA</i>	<i>SUGAR BUSH</i>	L	X
<i>RIBES SPP.</i>	<i>CURRENT</i>	M	X

<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	VL	X
<i>SALVIA CHAMAEDROIDES</i>	<i>BLUE SAGE</i>	L	X
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA GREGII</i>	<i>AUTUMN SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA SPP.</i>	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYIS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>WESTRINGIA FRUTICOSA</i>	<i>COAST ROSEMARY</i>	L	
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X
<u>Groundcovers</u>			
<i>BACCHARIS 'CENTENNIAL'</i>	<i>BENTENNIAL BACCHARIS</i>	L	
<i>BACCHARIS PILULARAIS CVS.</i>	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X
<i>LEYMUS COND. 'CANYON PRINCE'</i>	<i>BLUE LYME GRASS</i>	L	X
<i>ROSEMARINUS 'PROSTRATUS'</i>	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	
<u>Vines</u>			
<i>FICUS PUMILA</i>	<i>CREeping FIG</i>	M	
<i>MACFADYENA UNGUIS-CATI</i>	<i>CAT'S CLAW</i>	L	
<i>PARTHENOCISSUS TRICUSPIDATA</i>	<i>BOSTON IVY</i>	M	
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Drainage Draws, Bioswales, Retention/Detention/Water Quality Basins

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
PLATANUS ACERIFOLIA 'BLOODGOOD'**	LONDON PLANE TREE	M	
PLATANUS ACERIFOLIA 'COLUMBIA'**	LONDON PLANE TREE	M	
PLATANUS RACEMOSA 'ROBERTS'	CALIFORNIA SYCAMORE	M	X
POPULUS FREMONTII 'NEVADA'	WESTERN COTTONWOOD	M	X
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	X
SALIX LASIOLEPIS	ARROYO WILLOW*	H	X
	(* WET AREAS ONLY)		

** Use near roads or hardscape areas only, otherwise use native California Sycamore.

Trees - Accent

SAMBUCUS NIGRA CAERULEA	BLUE ELDERBERRY	L	X
-------------------------	-----------------	---	---

Shrubs/ Grasses

ASCLEPIAS FASCICULARIS	NARROWLEAF MILKWEED	L	X
ARTEMISIA DOUGLASIANA	MUGWORT	M	X
BACCHARIS SALICIFOLIA	MULE FAT	M	X
JUNCUS MEXICANUS	MEXICAN RUSH	M	X
JUNCUS PATENS	CALIFORNIA GRAY RUSH	M	X
JUNCUS XIPHOIDES	IRIS-LEAVED RUSH	M	X
LEYMUS CONDENSATUS 'CANYON PRINCE'	BLUE LYME GRASS	M	X
MUHLENBERGIA RIGENS	DEER GRASS	M	X
RIBES SPP.	CURRENT	M	X
ROSA CALIFORNICA	CALIFORNIA ROSE	M	X
RUBUS URSINUS	CALIFORNIA BLACKBERRY	M	X
VERBENA LASIOSTACHYS	WESTERN VERAIN	M	X

Seed Mix

		Pure Live Seed Lbs./Acre
ACHILLEA MILLEFOLIUM	COMMON YARROW	1.00
AGROSTIS PALLENS	SEASHORE BENT GRASS	3.00
AMBROSIA PSILOSTACHYA	WESTERN RAGWEED	0.50
ARTEMISIA DOUGLASIANA	CALIFORNIA MUGWORT	0.20
CLAYTONIA PERFOLIATA	MINER'S LETTUCE	0.20
DESCHAMPSIA DANTHONIOIDES GRACILIS	ANNUAL HAIR GRASS	0.50
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	1.00
HORDEUM BRACHYANTHERUM	MEADOW BARLEY	2.00
JUNCUS BUFONIUS	TOAD RUSH	0.10
MIMULUS GUTTATUS	COMMON MONKEYFLOWER	0.10
MUHLENBERGIA RIGENS	DEERGRASS	0.30
OENOTHERA ELATA HOOKERII	EVENING PRIMROSE	0.50

<i>PLANTAGO INSULARIS</i>	<i>DESERT PLANTAIN</i>	5.00
<i>FESTUCA MICROSTACHYS</i>	<i>SMALL FESCUE</i>	5.00
<i>TRIFOLIUM OBTUSIFLORUM</i>	<i>CLAMMY CLOVER</i>	3.00

Seed Mix Supplemental Products

<i>CONWED 1000 WOOD FIBER</i>	Application Rate
<i>ECOLOGY CONTROLS M-BINDER/TACK</i>	2000 LBS/ACRE
<i>BIOSOL FORTE 7-2-1 ORGANIC FERTILIZER</i>	200 LBS/ACRE
<i>AM-120 MYCORRHIZAL INOCULUM</i>	800 LBS/ACRE
<i>TRI-C SOLUBLE HUMATE</i>	60 LBS/ACRE
	1 LBS/ACRE

NOTE: SEED MIX MAY BE OMITTED WHEN FULL PLANT COVERAGE IS OBTAINED THROUGH CONTAINER STOCK.

NOTE: TOPS OF SLOPES AND DRYER AREAS SHALL TRANSITION TO THE NATURAL SLOPES PLANT PALETTE.

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Roundabouts

Scientific Name	Common Name	Water Use	SoCal Native
Trees - Shade			
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
Shrubs			
<i>AGAVE SPP</i>	CENTURY PLANT	L	
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>BULBINE FRUTESCENS</i>	BULBINE	L	
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CISTUS SPP.</i>	ROCKROSE	L	
<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY	L	
<i>COREOPSIS AURICULATA 'NANA'</i>	DWARF COREOPSIS	L	
<i>COREOPSIS LANCEOLATA</i>	COREOPSIS	L	
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ECHINOCACTUS GRUSONII</i>	GOLDEN BARREL CACTUS	L	
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	CALIFORNIA FUCHSIA	L	X
<i>EREMOPHILA HYGRO. 'BLUE BELLS'</i>	BLUE BELLS EMU BUSH	L	
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>EUPHORBIA MILII 'REDI-RED'</i>	RED EUPHORBIA	L	
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>HESPERALOE PARVIFLORA</i>	RED/YELLOW YUCCA	L	
<i>ILEX VOMITORIA</i>	BACC YAUPON		L
<i>LANTANA SPP.</i>	LANTANA	L	
<i>LAVANDULA SPP.</i>	LAVENDER	L	
<i>LEYMUS COND. 'CANYON PRINCE'</i>	BLUE LYME GRASS	L	X
<i>LOTUS SCOPARIUS</i>	DEAR WEED	VL	X
<i>MUHLENBERGIA RIGENS</i>	DEER GRASS	M	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>OPUNTIA SANTA-RITA 'TUBAC'</i>	PURPLE PRICKLY PEAR	L	
<i>SALVIA CLEVELANDII</i>	CLEVELAND SAGE	L	
<i>SALVIA GREGII</i>	AUTUMN SAGE	L	
<i>SANTOLINA SPP.</i>	LAVENDER COTTON	L	
<i>TEUCRIUM CHAMAEDRYIS</i>	GERMANDER	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	CEDROS ISLAND VERBENA	L	X

Groundcovers

<i>BACCHARIS PILULARIS</i> CVS.	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS</i> CULTIVARS	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ROSEMARINUS</i> 'PROSTRATUS'	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Entry Statements

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>PLATANUS ACERIFOLIA</i> 'BLOODGOOD'**	LONDON PLANE TREE	M	
<i>PLATANUS ACERIFOLIA</i> 'COLUMBIA'**	LONDON PLANE TREE	M	
<i>PLATANUS RACEMOSA</i> 'ROBERTS'	CALIFORNIA SYCAMORE	M	X
<i>POPULUS FREMONTII</i> 'NEVADA'	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>SALIX LASIOLEPIS</i>	ARROYO WILLOW*	H	X
	(* WET AREAS ONLY)		

** Use near roads or hardscape areas only, otherwise use native California Sycamore.

Trees - Accent

<i>ARBUTUS UNEDO</i>	STRAWBERRY TREE	L	
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>CHILOPSIS LINEARIS</i> 'WARREN JONES'	W. JONES DESERT WILLOW	L	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA</i> <i>ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS</i> (<i>MALOSMA</i>) <i>LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X

Shrubs

<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>AGAVE</i> SPP.	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS</i> CULTIVARS	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS</i> SPP.	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS</i> 'CENTENNIAL'	BENTENNIAL BACCHARIS	L	
<i>BACCHARIS SAROTHIODES</i>	DESERT BROOM	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>BUDDLEIA MARRUBIIFOLIA</i>	WOOLLY BUTTERFLY BUSH	L	
<i>BULBINE FRUTESCENS</i>	BULBINE	L	
<i>CALLIANDRA CALIFORNICA</i>	BAJA DUSTER	L	
<i>CALLIANDRA ERIOPHYIA</i>	FAIRY DUSTER	VL	
<i>CALLISTEMON</i> VIM. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	M	
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS</i> CULTIVARS	CEANOTHUS	L	
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>CISTUS</i> SPP.	ROCKROSE	L	
<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY	L	

COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	L	
COREOPSIS LANCEOLATA	COREOPSIS	L	
DASYLIRION SPP.	DESERT SPOON	L	
ELAEAGNUS PUNGENS	SILVERBERRY	L	
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	L	X
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
ENCELIA FARINOSA	BRITTLE BUSH	L	X
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	L	
EPILOBIUM SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
EREMOPHILA HYGRO. 'BLUE BELLS'	BLUE BELLS EMU BUSH	L	
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
EUPHORBIA MILII 'REDI-RED'	RED EUPHORBIA	L	
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	M	
GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON	L	X
GREVILLEA SPP.	GREVILLEA	L	
GAURA LINDHEIMERI	GUARA	M	
HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	X
ILEX VOMITORIA	YAUPON	L	
KECKIELLA ANTIRHINNOIDES	YELLOW PENSTEMMON	L	X
KECKIELLA CORDIFOLIA	HEART-LEAVED PENSTEMMON	L	X
LANTANA SPP.	LANTANA	L	
LAVANDULA SPP.	LAVENDER	L	
LEUCOPHYLIUM FRUTESCENS	TEXAS RANGER	L	
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	M	
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
LOTUS SCOPARIUS	DEAR WEED	VL	X
MAHONIA NEVINII	NEVIN MAHONIA	L	
MIMULUS AURANTIACUS	MONKEY-FLOWER	L	X
MUHLENBERGIA RIGENS	DEER GRASS	M	X
MYRTUS COMMUNIS	MYRTLE	M	
OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	L	X
OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	L	
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
PODOCARPUS GACILIOR	FERN PINE (HEDGE FORM)	M	
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY	M	
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M	
RHAMNUS CALIFORNICA	COFFEEBERRY	L	X
RHUS INTERGIFOLIA	LEMONADEBERRY	L	X
RHUS OVATA	SUGAR BUSH	L	X
RIBES SPP.	CURRENT	M	X
SALVIA APIANA	WHITE SAGE	VL	X
SALVIA CHAMAEDROIDES	BLUE SAGE	L	X
SALVIA CLEVELANDII	CLEVELAND SAGE	L	
SALVIA GREGII	AUTUMN SAGE	L	
SALVIA LEUCOPHYLLA	PURPLE SAGE	L	

<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA SPP.</i>	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYIS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>WESTRINGIA FRUTICOSA</i>	<i>COAST ROSEMARY</i>	L	
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X

Groundcovers

<i>BACCHARIS PILULARIS CVS.</i>	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ROSEMARINUS 'PROSTRATUS'</i>	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	

Vines

<i>FICUS PUMILA</i>	<i>CREEPING FIG</i>	M	
<i>MACFADYENA UNGUIS-CATI</i>	<i>CAT'S CLAW</i>	L	
<i>PARTHENOCISSUS TRICUSPIDATA</i>	<i>BOSTON IVY</i>	M	
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Park and Recreation Areas

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>ALBIZIA JULIBRISSIN</i>	SILK TREE	M	
<i>ARBUTUS 'MARINA'</i>	MARINA ARBUTUS	M	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>CHITALPA x TASHKENTENSIS</i>	CHITALPA	L	
<i>GEIJERA PARVIFLORA</i>	AUSTRALIAN WILLOW	M	
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>PINUS ELDARICA</i>	AFGHAN PINE	L	
<i>PISTACHIA CHINENSIS</i>	CHINESE PISTACHE	M	
<i>PLATANUS ACERIFOLIA 'BLOODGOOD' **</i>	LONDON PLANE TREE	M	
<i>PLATANUS ACERIFOLIA 'COLUMBIA' **</i>	LONDON PLANE TREE	M	
<i>PLATANUS RACEMOSA 'ROBERTS'</i>	CALIFORNIA SYCAMORE	M	X
<i>POPULUS FREMONTII 'NEVADA'</i>	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ENGLEMANII</i>	ENGELMANN OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>QUERCUS VIRGINIANA 'HERITAGE'</i>	SOUTHERN LIVE OAK	M	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	

** Use near roads or hardscape areas only, otherwise use native California Sycamore.

Trees - Accent

<i>ARBUTUS UNEDO</i>	STRAWBERRY TREE	L	
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>CHILOPSIS LINEARIS 'WARREN JONES'</i>	W. JONES DESERT WILLOW	L	
<i>CITRUS SPP.</i>	ORANGE, LEMON, LIME, ETC.	M	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X

Shrubs

<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X

ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	L	X
BACCHARIS 'CENTENNIAL'	BENTENNIAL BACCHARIS	L	
BACCHARIS SAROTHIODES	DESERT BROOM	L	X
BAILEYA MULTIRADIATA	DESERT MARIGOLD	L	
BUDDLEIA MARRUBIIFOLIA	WOOLLY BUTTERFLY BUSH	L	
BULBINE FRUTESCENS	BULBINE	L	
CALLIANDRA CALIFORNICA	BAJA DUSTER	L	
CALLIANDRA ERIOPHYIA	FAIRY DUSTER	VL	
CALLISTEMON VIM. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	M	
CEANOTHUS CRASSIFOLIUS	HOARYLEAF CEANOTHUS	L	X
CEANOTHUS CULTIVARS	CEANOTHUS	L	
CEANOTHUS TOMENTOSUS	RAMONA CEANOTHUS	L	X
CISTUS SPP.	ROCKROSE	L	
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	L	
COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	L	
COREOPSIS LANCEOLATA	COREOPSIS	L	
DASYLIRION SPP.	DESERT SPOON	L	
ELAEAGNUS PUNGENS	SILVERBERRY	L	
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	L	X
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
ENCELIA FARINOSA	BRITTLE BUSH	L	X
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	L	
EPILOBIUM SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
EREMOPHILA HYGRO. 'BLUE BELLS'	BLUE BELLS EMU BUSH	L	
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
EUPHORBIA MILII 'REDI-RED'	RED EUPHORBIA	L	
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	M	
GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON	L	X
GREVILLEA SPP.	GREVILLEA	L	
GAURA LINDHEIMERI	GUARA	M	
HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	X
ILEX VOMITORIA	YAUPON	L	
KECKIELLA ANTIRHINNOIDES	YELLOW PENSTEMMON	L	X
KECKIELLA CORDIFOLIA	HEART-LEAVED PENSTEMMON	L	X
LANTANA SPP.	LANTANA	L	
LAVANDULA SPP.	LAVENDER	L	
LEUCOPHYLIUM FRUTESCENS	TEXAS RANGER	L	
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	M	
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
LOTUS SCOPARIUS	DEAR WEED	VL	X
MAHONIA NEVINII	NEVIN MAHONIA	L	
MIMULUS AURANTIACUS	MONKEY-FLOWER	L	X
MUHLENBERGIA RIGENS	DEER GRASS	M	X
MYRTUS COMMUNIS	MYRTLE	M	
OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	L	X

<i>OPUNTIA SANTA-RITA 'TUBAC'</i>	<i>PURPLE PRICKLY PEAR</i>	L	
<i>PENSTEMON HETEROPHYLLUS</i>	<i>PENSTEMON</i>	L	X
<i>PODOCARPUS GACILIOR</i>	<i>FERN PINE (HEDGE FORM)</i>	M	
<i>RHAPHIOLEPIS 'MAJESTIC BEAUTY'</i>	<i>MAJESTIC BEAUTY</i>	M	
<i>RHAPHIOLEPIS UMBELLATA 'MINOR'</i>	<i>YEDDO HAWTHORN</i>	M	
<i>RHAMNUS CALIFORNICA</i>	<i>COFFEEBERRY</i>	L	X
<i>RHUS INTERGIFOLIA</i>	<i>LEMONADEBERRY</i>	L	X
<i>RHUS OVATA</i>	<i>SUGAR BUSH</i>	L	X
<i>RIBES SPP.</i>	<i>CURRENT</i>	M	X
<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	VL	X
<i>SALVIA CHAMAEDROIDES</i>	<i>BLUE SAGE</i>	L	X
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA GREGII</i>	<i>AUTUMN SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA SPP.</i>	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYIS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>WESTRINGIA FRUTICOSA</i>	<i>COAST ROSEMARY</i>	L	
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X
Groundcovers			
<i>BACCHARIS PILULARAIS CVS.</i>	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ROSEMARINUS 'PROSTRATUS'</i>	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	
Vines			
<i>FICUS PUMILA</i>	<i>CREeping FIG</i>	M	
<i>MACFADYENA UNGUIS-CATI</i>	<i>CAT'S CLAW</i>	L	
<i>PARTHENOCISSUS TRICUSPIDATA</i>	<i>BOSTON IVY</i>	M	
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

School

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>ALBIZIA JULIBRISSIN</i>	SILK TREE	M	
<i>ARBUTUS 'MARINA'</i>	MARINA ARBUTUS	M	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>CHITALPA x TASHKENTENSIS</i>	CHITALPA	L	
<i>GEIJERA PARVIFLORA</i>	AUSTRALIAN WILLOW	M	
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>PINUS ELDARICA</i>	AFGHAN PINE	L	
<i>PISTACHIA CHINENSIS</i>	CHINESE PISTACHE	M	
<i>PLATANUS ACERIFOLIA 'BLOODGOOD'***</i>	LONDON PLANE TREE	M	
<i>PLATANUS ACERIFOLIA 'COLUMBIA'***</i>	LONDON PLANE TREE	M	
<i>PLATANUS RACEMOSA 'ROBERTS'</i>	CALIFORNIA SYCAMORE	M	X
<i>POPULUS FREMONTII 'NEVADA'</i>	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>QUERCUS VIRGINIANA 'HERITAGE'</i>	SOUTHERN LIVE OAK	M	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	

*** Use near roads or hardscape areas only, otherwise use native California Sycamore.

Trees - Accent

<i>ARBUTUS UNEDO</i>	STRAWBERRY TREE	L	
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>CHILOPSIS LINEARIS 'WARREN JONES'</i>	W. JONES DESERT WILLOW	L	
<i>CITRUS SPP.</i>	ORANGE, LEMON, LIME, ETC.	M	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X

Shrubs

<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X

BACCHARIS 'CENTENNIAL'	BENTENNIAL BACCHARIS	L	
BACCHARIS SAROTHOIDES	DESERT BROOM	L	X
BAILEYA MULTIRADIATA	DESERT MARIGOLD	L	
BUDDLEIA MARRUBIIFOLIA	WOOLLY BUTTERFLY BUSH	L	
BULBINE FRUTESCENS	BULBINE	L	
CALLIANDRA CALIFORNICA	BAJA DUSTER	L	
CALLIANDRA ERIOPHYIA	FAIRY DUSTER	VL	
CALLISTEMON VIM. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	M	
CEANOTHUS CRASSIFOLIUS	HOARYLEAF CEANOTHUS	L	X
CEANOTHUS CULTIVARS	CEANOTHUS	L	
CEANOTHUS TOMENTOSUS	RAMONA CEANOTHUS	L	X
CISTUS SPP.	ROCKROSE	L	
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	L	
COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	L	
COREOPSIS LANCEOLATA	COREOPSIS	L	
DASYLIRION SPP.	DESERT SPOON	L	
ELAEAGNUS PUNGENS	SILVERBERRY	L	
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	L	X
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
ENCELIA FARINOSA	BRITTLE BUSH	L	X
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	L	
EPILOBIUM SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
EREMOPHILA HYGRO. 'BLUE BELLS'	BLUE BELLS EMU BUSH	L	
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	M	
GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON	L	X
GREVILLEA SPP.	GREVILLEA	L	
GAURA LINDHEIMERI	GUARA	M	
HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	X
ILEX VOMITORIA	YAUPON	L	
KECKIELLA ANTIRHINNOIDES	YELLOW PENSTEMMON	L	X
KECKIELLA CORDIFOLIA	HEART-LEAVED PENSTEMMON	L	X
LANTANA SPP.	LANTANA	L	
LAVANDULA SPP.	LAVENDER	L	
LEUCOPHYLIUM FRUTESCENS	TEXAS RANGER	L	
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	M	
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
LOTUS SCOPARIUS	DEAR WEED	VL	X
MAHONIA NEVINII	NEVIN MAHONIA	L	
MIMULUS AURANTIACUS	MONKEY-FLOWER	L	X
MUHLENBERGIA RIGENS	DEER GRASS	M	X
MYRTUS COMMUNIS	MYRTLE	M	
OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	L	X
OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	L	
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X

<i>PODOCARPUS GACILIOR</i>	<i>FERN PINE (HEDGE FORM)</i>	M	
<i>RHAPHIOLEPIS 'MAJESTIC BEAUTY'</i>	<i>MAJESTIC BEAUTY</i>	M	
<i>RHAPHIOLEPIS UMBELLATA 'MINOR'</i>	<i>YEDDO HAWTHORN</i>	M	
<i>RHAMNUS CALIFORNICA</i>	<i>COFFEEBERRY</i>	L	X
<i>RHUS INTERGIFOLIA</i>	<i>LEMONADEBERRY</i>	L	X
<i>RHUS OVATA</i>	<i>SUGAR BUSH</i>	L	X
<i>RIBES SPP.</i>	<i>CURRENT</i>	M	X
<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	VL	X
<i>SALVIA CHAMAEDROIDES</i>	<i>BLUE SAGE</i>	L	X
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA GREGII</i>	<i>AUTUMN SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA SPP.</i>	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYIS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>WESTRINGIA FRUTICOSA</i>	<i>COAST ROSEMARY</i>	L	
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X
<u>Groundcovers</u>			
<i>BACCHARIS PILULARAIS CVS.</i>	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ROSEMARINUS 'PROSTRATUS'</i>	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	
<u>Vines</u>			
<i>FICUS PUMILA</i>	<i>CREeping FIG</i>	M	
<i>MACFADYENA UNGUIS-CATI</i>	<i>CAT'S CLAW</i>	L	
<i>PARTHENOCISSUS TRICUSPIDATA</i>	<i>BOSTON IVY</i>	M	
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Villages A, B, C, D, E, F, G

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>ALBIZIA JULIBRISSIN</i>	SILK TREE	M	
<i>ARBUTUS 'MARINA'</i>	MARINA ARBUTUS	M	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>CHITALPA x TASHKENTENSIS</i>	CHITALPA	L	
<i>GEIJERA PARVIFLORA</i>	AUSTRALIAN WILLOW	M	
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>PINUS ELДАРICA</i>	AFGHAN PINE	L	
<i>PISTACHIA CHINENSIS</i>	CHINESE PISTACHE	M	
<i>POPULUS FREMONTII 'NEVADA'</i>	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>QUERCUS VIRGINIANA 'HERITAGE'</i>	SOUTHERN LIVE OAK	M	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	
<u>Trees - Accent</u>			
<i>ARBUTUS UNEDO</i>	STRAWBERRY TREE	L	
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>CHILOPSIS LINEARIS 'WARREN JONES'</i>	W. JONES DESERT WILLOW	L	
<i>CITRUS SPP.</i>	ORANGE, LEMON, LIME, ETC.	M	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>LAGERSTROEMIA INDICA</i>	CAPE MYRTLE	M	
<i>MAGNOLIA G. 'LITTLE GEM'</i>	LITTLE GEM MANGOLIA	M	
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE AMERICANA</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>BACCHARIS SAROTHOIDES</i>	DESERT BROOM	L	X

BAILEYA MULTIRADIATA	DESERT MARIGOLD	L	
BUDDLEIA MARRUBIIFOLIA	WOOLLY BUTTERFLY BUSH	L	
BULBINE FRUTESCENS	BULBINE	L	
CALLIANDRA CALIFORNICA	BAJA DUSTER	L	
CALLIANDRA ERIOPHYIA	FAIRY DUSTER	VL	
CALLISTEMON VIM. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	M	
CEANOTHUS CRASSIFOLIUS	HOARYLEAF CEANOTHUS	L	X
CEANOTHUS CULTIVARS	CEANOTHUS	L	
CEANOTHUS TOMENTOSUS	RAMONA CEANOTHUS	L	X
CISTUS SPP.	ROCKROSE	L	
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	L	
COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	L	
COREOPSIS LANCEOLATA	COREOPSIS	L	
DASYLIRION SPP.	DESERT SPOON	L	
DODONAEA VISCOSA	HOPSEED BUSH	L	
ELAEAGNUS PUNGENS	SILVERBERRY	L	
ENCELIA FARINOSA	BRITTLE BUSH	L	X
ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	L	
EPILOBIUM SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
EREMOPHILA HYGRO. 'BLUE BELLS'	BLUE BELLS EMU BUSH	L	
EUPHORBIA MILII 'REDI-RED'	RED EUPHORBIA	L	
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	M	
GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON	L	X
GREVILLEA SPP.	GREVILLEA	L	
GAURA LINDHEIMERI	GUARA	M	
HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	X
ILEX VOMITORIA	YAUPON	L	
KECKIELLA ANTIRHINNOIDES	YELLOW PENSTEMMON	L	X
KECKIELLA CORDIFOLIA	HEART-LEAVED PENSTEMMON	L	X
LANTANA SPP.	LANTANA	L	
LAVANDULA SPP.	LAVENDER	L	
LEUCOPHYLIUM FRUTESCENS	TEXAS RANGER	L	
LIGUSTRUM JAPONICUM 'TEXANUM'	JAPANESE PRIVET	M	
LOTUS SCOPARIUS	DEAR WEED	VL	X
MAHONIA NEVINII	NEVIN MAHONIA	L	
MIMULUS AURANTIACUS	MONKEY-FLOWER	L	X
MUHLENBERGIA RIGENS	DEER GRASS	M	X
MYRTUS COMMUNIS	MYRTLE	M	
OPUNTIA LITTORALIS	COASTAL PRICKLY PEAR	L	X
OPUNTIA SANTA-RITA 'TUBAC'	PURPLE PRICKLY PEAR	L	
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	M	
RHAPHIOLEPIS 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY	M	
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M	
RHAMNUS CALIFORNICA	COFFEEBERRY	L	X

<i>RHUS INTERGIFOLIA</i>	<i>LEMONADEBERRY</i>	L	X
<i>RHUS OVATA</i>	<i>SUGAR BUSH</i>	L	X
<i>RIBES SPP.</i>	<i>CURRENT</i>	M	X
<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	VL	X
<i>SALVIA CHAMAEDROIDES</i>	<i>BLUE SAGE</i>	L	X
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA GREGII</i>	<i>AUTUMN SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA SPP.</i>	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYIS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>WESTRINGIA FRUTICOSA</i>	<i>COAST ROSEMARY</i>	L	
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X
<u>Groundcovers</u>			
<i>BACCHARIS 'CENTENNIAL'</i>	<i>BENTENNIAL BACCHARIS</i>	L	
<i>BACCHARIS PILULARAIS CVS.</i>	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X
<i>LEYMUS COND. 'CANYON PRINCE'</i>	<i>BLUE LYME GRASS</i>	L	X
<i>ROSEMARINUS 'PROSTRATUS'</i>	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	
<u>Vines</u>			
<i>FICUS PUMILA</i>	<i>CREeping FIG</i>	M	
<i>MACFADYENA UNGUIS-CATI</i>	<i>CAT'S CLAW</i>	L	
<i>PARTHENOCISSUS TRICUSPIDATA</i>	<i>BOSTON IVY</i>	M	
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Civic/ Community

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>ALBIZIA JULIBRISSIN</i>	SILK TREE	M	
<i>ARBUTUS 'MARINA'</i>	MARINA ARBUTUS	M	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>CHITALPA x TASHKENTENSIS</i>	CHITALPA	L	
<i>GEIJERA PARVIFLORA</i>	AUSTRALIAN WILLOW	M	
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>PINUS ELДАРICA</i>	AFGHAN PINE	L	
<i>PISTACHIA CHINENSIS</i>	CHINESE PISTACHE	M	
<i>POPULUS FREMONTII 'NEVADA'</i>	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>QUERCUS VIRGINIANA 'HERITAGE'</i>	SOUTHERN LIVE OAK	M	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	
<u>Trees - Accent</u>			
<i>ARBUTUS UNEDO</i>	STRAWBERRY TREE	L	
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>CHILOPSIS LINEARIS 'WARREN JONES'</i>	W. JONES DESERT WILLOW	L	
<i>CITRUS SPP.</i>	ORGANGE, LEMON, LIME, ETC.	M	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>MAGNOLIA G. 'LITTLE GEM'</i>	LITTLE GEM MANGOLIA	M	
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE AMERICANA</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS 'CENTENNIAL'</i>	BENTENNIAL BACCHARIS	L	
<i>BACCHARIS SAROTHOIDES</i>	DESERT BROOM	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	

<i>BUDDLEIA MARRUBIIFOLIA</i>	<i>WOOLLY BUTTERFLY BUSH</i>	L	
<i>BULBINE FRUTESCENS</i>	<i>BULBINE</i>	L	
<i>CALLIANDRA CALIFORNICA</i>	<i>BAJA DUSTER</i>	L	
<i>CALLIANDRA ERIOPHYIA</i>	<i>FAIRY DUSTER</i>	VL	
<i>CALLISTEMON VIM. 'LITTLE JOHN'</i>	<i>LITTLE JOHN BOTTLEBRUSH</i>	M	
<i>CEANOTHUS CRASSIFOLIUS</i>	<i>HOARYLEAF CEANOTHUS</i>	L	X
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>CEANOTHUS TOMENTOSUS</i>	<i>RAMONA CEANOTHUS</i>	L	X
<i>CISTUS SPP.</i>	<i>ROCKROSE</i>	L	
<i>CONVOLVULUS CNEORUM</i>	<i>BUSH MORNING GLORY</i>	L	
<i>COREOPSIS AURICULATA 'NANA'</i>	<i>DWARF COREOPSIS</i>	L	
<i>COREOPSIS LANCEOLATA</i>	<i>COREOPSIS</i>	L	
<i>DASYLIRION SPP.</i>	<i>DESERT SPOON</i>	L	
<i>DODONAEA VISCOSA</i>	<i>HOPSEED BUSH</i>	L	
<i>ELAEAGNUS PUNGENS</i>	<i>SILVERBERRY</i>	L	
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ENCELIA FARINOSA</i>	<i>BRITTLE BUSH</i>	L	X
<i>ECHINOCACTUS GRUSONII</i>	<i>GOLDEN BARREL CACTUS</i>	L	
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	<i>CALIFORNIA FUCHSIA</i>	L	X
<i>EREMOPHILA HYGRO. 'BLUE BELLS'</i>	<i>BLUE BELLS EMU BUSH</i>	L	
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X
<i>EUPHORBIA MILII 'REDI-RED'</i>	<i>RED EUPHORBIA</i>	L	
<i>FEIJOA SELLOWIANA</i>	<i>PINEAPPLE GUAVA</i>	M	
<i>GALVESIA SPECIOSA</i>	<i>ISLAND BUSH SNAPDRAGON</i>	L	X
<i>GREVILLEA SPP.</i>	<i>GREVILLEA</i>	L	
<i>GAURA LINDHEIMERI</i>	<i>GUARA</i>	M	
<i>HESPERALOE PARVIFLORA</i>	<i>RED/YELLOW YUCCA</i>	L	
<i>HETEROMELES ARBUTIFOLIA</i>	<i>TOYON</i>	L	X
<i>ILEX VOMITORIA</i>	<i>YAUPFIND ON</i>	L	
<i>KECKIELLA ANTIRHINNOIDES</i>	<i>YELLOW PENSTEMMON</i>	L	X
<i>KECKIELLA CORDIFOLIA</i>	<i>HEART-LEAVED PENSTEMMON</i>	L	X
<i>LANTANA SPP.</i>	<i>LANTANA</i>	L	
<i>LAVANDULA SPP.</i>	<i>LAVENDER</i>	L	
<i>LEUCOPHYLIUM FRUTESCENS</i>	<i>TEXAS RANGER</i>	L	
<i>LIGUSTRUM JAPONICUM 'TEXANUM'</i>	<i>JAPANESE PRIVET</i>	M	
<i>LEYMUS COND. 'CANYON PRINCE'</i>	<i>BLUE LYME GRASS</i>	L	X
<i>LOTUS SCOPARIUS</i>	<i>DEAR WEED</i>	VL	X
<i>MAHONIA NEVINII</i>	<i>NEVIN MAHONIA</i>	L	
<i>MIMULUS AURANTIACUS</i>	<i>MONKEY-FLOWER</i>	L	X
<i>MUHLENBERGIA RIGENS</i>	<i>DEER GRASS</i>	M	X
<i>MYRTUS COMMUNIS</i>	<i>MYRTLE</i>	M	
<i>OPUNTIA LITTORALIS</i>	<i>COASTAL PRICKLY PEAR</i>	L	X
<i>OPUNTIA SANTA-RITA 'TUBAC'</i>	<i>PURPLE PRICKLY PEAR</i>	L	
<i>PENSTEMON HETEROPHYLLUS</i>	<i>PENSTEMON</i>	L	X
<i>PODOCARPUS GACILIOR</i>	<i>FERN PINE (HEDGE FORM)</i>	M	

<i>PODOCARPUS MACROPHYLLUS</i> 'MAKI'	<i>SHRUBBY YEW PINE</i>	M	
<i>RHAPHIOLEPIS</i> 'MAJESTIC BEAUTY'	<i>MAJESTIC BEAUTY</i>	M	
<i>RHAPHIOLEPIS UMBELLATA</i> 'MINOR'	<i>YEDDO HAWTHORN</i>	M	
<i>RHAMNUS CALIFORNICA</i>	<i>COFFEEBERRY</i>	L	X
<i>RHUS INTERGIFOLIA</i>	<i>LEMONADEBERRY</i>	L	X
<i>RHUS OVATA</i>	<i>SUGAR BUSH</i>	L	X
<i>RIBES</i> SPP.	<i>CURRENT</i>	M	X
<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	VL	X
<i>SALVIA CHAMAEDROIDES</i>	<i>BLUE SAGE</i>	L	X
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA GREGII</i>	<i>AUTUMN SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA</i> SPP.	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYIS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA</i> 'DE LA MINA'	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>WESTRINGIA FRUTICOSA</i>	<i>COAST ROSEMARY</i>	L	
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X

Groundcovers

<i>BACCHARIS</i> 'CENTENNIAL'	<i>BENTENNIAL BACCHARIS</i>	L	
<i>BACCHARIS PILULARAIS</i> CVS.	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS</i> CULTIVARS	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X
<i>LEYMUS</i> COND. 'CANYON PRINCE'	<i>BLUE LYME GRASS</i>	L	X
<i>ROSEMARINUS</i> 'PROSTRATUS'	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	

Vines

<i>FICUS PUMILA</i>	<i>CREeping FIG</i>	M	
<i>MACFADYENA UNGUIS-CATI</i>	<i>CAT'S CLAW</i>	L	
<i>PARTHENOCISSUS TRICUSPIDATA</i>	<i>BOSTON IVY</i>	M	
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Types: Western Bypass Corridor 1 and 2

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>PLATANUS ACERIFOLIA</i> 'BLOODGOOD'**	LONDON PLANE TREE	M	
<i>PLATANUS ACERIFOLIA</i> 'COLUMBIA'**	LONDON PLANE TREE	M	
<i>PLATANUS RACEMOSA</i> 'ROBERTS'	CALIFORNIA SYCAMORE	M	X
<i>POPULUS FREMONTII</i> 'NEVADA'	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X

** Use near roads or hardscape areas only, otherwise use native California Sycamore.

<u>Trees - Accent</u>			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CERCOCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA</i> <i>ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X

<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS SAROTHOIDES</i>	DESERT BROOM	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ELYMUS TRITICOIDES</i>	BEARDLESS WILD RYEGRASS	L	X
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X

<i>EPILOBIUM</i> SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>LEYMUS</i> COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
<i>LOTUS SCOPARIUS</i>	DEAR WEED	VL	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>MUHLENBERGIA RIGENS</i>	DEER GRASS	M	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X
<i>RHUS INTERGIFOLIA</i>	LEMONADEBERRY	L	X
<i>RHUS OVATA</i>	SUGAR BUSH	L	X
<i>RIBES</i> SPP.	CURRENT	M	X
<i>SALVIA APIANA</i>	WHITE SAGE	VL	X
<i>SALVIA CHAMAEDROIDES</i>	BLUE SAGE	L	X
<i>SALVIA CLEVELANDII</i>	CLEVELAND SAGE	L	
<i>SALVIA LEUCOPHYLLA</i>	PURPLE SAGE	L	
<i>SALVIA MELLIFERA</i>	BLACK SAGE	L	X
<i>SALVIA TRIDENT</i>	HYBRID SAGE	L	
<i>SIMMONDSIA CHINENSIS</i>	JOJOBA	VL	X
<i>VERBENA LILACINA</i> 'DE LA MINA'	CEDROS ISLAND VERBENA	L	X
<i>XYLOCOCCUS BICOLOR</i>	MISSION MANZANITA	L	X
Groundcovers			
<i>BACCHARIS PILULARAIS</i> CVS.	DWARF COYOTE BRUSH	L	
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>ELYMUS TRITICOIDES</i>	BEARDLESS WILD RYEGRASS	L	X
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
Vines			
<i>VITIS CALIFORNICA</i>	CALIFORNIA WILD GRAPE	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Types: B Street South and C Street

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ENGLEMANII</i>	ENGELMANN OAK	L	X
<u>Trees - Accent</u>			
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS SAROTHOIDES</i>	DESERT BROOM	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ELYMUS TRITICOIDES</i>	BEARDLESS WILD RYEGRASS	L	X
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	CALIFORNIA FUCHSIA	L	X
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>LEYMUS COND. 'CANYON PRINCE'</i>	BLUE LYME GRASS	L	X
<i>LOTUS SCOPARIUS</i>	DEAR WEED	VL	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>MUHLENBERGIA RIGENS</i>	DEER GRASS	M	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>PENSTEMON HETEROPHYLLUS</i>	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X

<i>RHUS INTERGIFOLIA</i>	<i>LEMONADEBERRY</i>	L	X
<i>RHUS OVATA</i>	<i>SUGAR BUSH</i>	L	X
<i>RIBES SPP.</i>	<i>CURRENT</i>	M	X
<i>SALVIA APIANA</i>	<i>WHITE SAGE</i>	VL	X
<i>SALVIA CHAMAEDROIDES</i>	<i>BLUE SAGE</i>	L	X
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA MELLIFERA</i>	<i>BLACK SAGE</i>	L	X
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<i>XYLOCOCCUS BICOLOR</i>	<i>MISSION MANZANITA</i>	L	X
<u>Groundcovers</u>			
<i>BACCHARIS PILULARAIS</i> CVS.	<i>DWARF COYOTE BRUSH</i>	L	
<i>BACCHARIS PILULARIS</i>	<i>COYOTE BRUSH</i>	L	X
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X
<u>Vines</u>			
<i>VITIS CALIFORNICA</i>	<i>CALIFORNIA WILD GRAPE</i>	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Type: Coromell Trail – Split Lanes, Separate Trail, no Parking

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>PLATANUS ACERIFOLIA</i> 'BLOODGOOD'**	LONDON PLANE TREE	M	
<i>PLATANUS ACERIFOLIA</i> 'COLUMBIA'**	LONDON PLANE TREE	M	
<i>PLATANUS RACEMOSA</i> 'ROBERTS'	CALIFORNIA SYCAMORE	M	X
<i>POPULUS FREMONTII</i> 'NEVADA'	WESTERN COTTONWOOD	M	X
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X

** Use near roads or hardscape areas only, otherwise use native California Sycamore.

<u>Trees - Accent</u>			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CERCOCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA</i> <i>ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X

<u>Shrubs</u>			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ADENOSTOMA SPARSIFOLIUM</i>	RED SHANKS/RIBBONWOOD	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARCTOSTAPHYLOS SPP.</i>	MANZANITA	L	X
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS SAROTHOIDES</i>	DESERT BROOM	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ELYMUS TRITICOIDES</i>	BEARDLESS WILD RYEGRASS	L	X
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X

<i>EPILOBIUM</i> SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>LEYMUS</i> COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
<i>LOTUS SCOPARIUS</i>	DEAR WEED	VL	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>MUHLENBERGIA RIGENS</i>	DEER GRASS	M	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X
<i>RHUS INTERGIFOLIA</i>	LEMONADEBERRY	L	X
<i>RHUS OVATA</i>	SUGAR BUSH	L	X
<i>RIBES</i> SPP.	CURRENT	M	X
<i>SALVIA APIANA</i>	WHITE SAGE	VL	X
<i>SALVIA CHAMAEDROIDES</i>	BLUE SAGE	L	X
<i>SALVIA CLEVELANDII</i>	CLEVELAND SAGE	L	
<i>SALVIA LEUCOPHYLLA</i>	PURPLE SAGE	L	
<i>SALVIA MELLIFERA</i>	BLACK SAGE	L	X
<i>SALVIA TRIDENT</i>	HYBRID SAGE	L	
<i>SIMMONDSIA CHINENSIS</i>	JOJOBA	VL	X
<i>VERBENA LILACINA</i> 'DE LA MINA'	CEDROS ISLAND VERBENA	L	X
<i>XYLOCOCCUS BICOLOR</i>	MISSION MANZANITA	L	X
<u>Groundcovers</u>			
<i>BACCHARIS PILULARAIS</i> CVS.	DWARF COYOTE BRUSH	L	
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>ELYMUS TRITICOIDES</i>	BEARDLESS WILD RYEGRASS	L	X
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<u>Vines</u>			
<i>VITIS CALIFORNICA</i>	CALIFORNIA WILD GRAPE	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Type: Altair Vista - Landscaped Parkways with Parking one side and Altair Vista (Public) – Split Lanes with No Parking

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	
<u>Shrubs</u>			
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>BULBINE FRUTESCENS</i>	BULBINE	L	
<i>CALLIANDRA CALIFORNICA</i>	BAJA DUSTER	L	
<i>CALLIANDRA ERIOPHYIA</i>	FAIRY DUSTER	VL	
<i>CALLISTEMON VIM. 'LITTLE JOHN'</i>	LITTLE JOHN BOTTLEBRUSH	M	
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CISTUS SPP.</i>	ROCKROSE	L	
<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY	L	
<i>COREOPSIS AURICULATA 'NANA'</i>	DWARF COREOPSIS	L	
<i>COREOPSIS LANCEOLATA</i>	COREOPSIS	L	
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ECHINOCACTUS GRUSONII</i>	GOLDEN BARREL CACTUS	L	
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	CALIFORNIA FUCHSIA	L	X
<i>EREMOPHILA HYGRO. 'BLUE BELLS'</i>	BLUE BELLS EMU BUSH	L	
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>EUPHORBIA MILII 'REDI-RED'</i>	RED EUPHORBIA	L	
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>GREVILLEA SPP.</i>	GREVILLEA	L	
<i>GAURA LINDHEIMERI</i>	GUARA	M	
<i>HESPERALOE PARVIFLORA</i>	RED/YELLOW YUCCA	L	
<i>ILEX VOMITORIA</i>	YAUPON	L	
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>LANTANA SPP.</i>	LANTANA	L	
<i>LAVANDULA SPP.</i>	LAVENDER	L	
<i>LEYMUS COND. 'CANYON PRINCE'</i>	BLUE LYME GRASS	L	X

MUHLENBERGIA RIGENS	DEER GRASS	M	X
MYRTUS COMMUNIS	MYRTLE	M	
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M	
SALVIA CLEVELANDII	CLEVELAND SAGE	L	
SALVIA GREGII	AUTUMN SAGE	L	
SALVIA LEUCOPHYLLA	PURPLE SAGE	L	
SALVIA TRIDENT	HYBRID SAGE	L	
SANTOLINA SPP.	LAVENDER COTTON	L	
SIMMONDSIA CHINENSIS	JOJOBA	VL	X
TEUCRIUM CHAMAEDRYS	GERMANDER	L	
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	X

Groundcovers

BACCHARIS 'CENTENNIAL'	BENTENNIAL BACCHARIS	L	
BACCHARIS PILULARAIS CVS.	DWARF COYOTE BRUSH	L	
CEANOTHUS CULTIVARS	CEANOTHUS	L	
DYMONDIA MARGARETAE	DYMONDIA	L	
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	L	X
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
ROSEMARINUS 'PROSTRATUS'	TRAILING ROSEMARY	L	
SENECIO MANDRALISCAE	KLEINIA	L	
SENECIO SERPENS	BLUE CHALKSTICKS	L	

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Type: Altair Vista and A Street - Urban Parkways with Parking one side

Scientific Name	Common Name	Water Use	SoCal Native
Trees - Shade			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	
Shrubs			
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>BULBINE FRUTESCENS</i>	BULBINE	L	
<i>CALLIANDRA CALIFORNICA</i>	BAJA DUSTER	L	
<i>CALLIANDRA ERIOPHYIA</i>	FAIRY DUSTER	VL	
<i>CALLISTEMON VIM. 'LITTLE JOHN'</i>	LITTLE JOHN BOTTLEBRUSH	M	
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CISTUS SPP.</i>	ROCKROSE	L	
<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY	L	
<i>COREOPSIS AURICULATA 'NANA'</i>	DWARF COREOPSIS	L	
<i>COREOPSIS LANCEOLATA</i>	COREOPSIS	L	
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ECHINOCACTUS GRUSONII</i>	GOLDEN BARREL CACTUS	L	
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	CALIFORNIA FUCHSIA	L	X
<i>EREMOPHILA HYGRO. 'BLUE BELLS'</i>	BLUE BELLS EMU BUSH	L	
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>EUPHORBIA MILII 'REDI-RED'</i>	RED EUPHORBIA	L	
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>GREVILLEA SPP.</i>	GREVILLEA	L	
<i>GAURA LINDHEIMERI</i>	GUARA	M	
<i>HESPERALOE PARVIFLORA</i>	RED/YELLOW YUCCA	L	
<i>ILEX VOMITORIA</i>	YAUPON	L	
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>LANTANA SPP.</i>	LANTANA	L	
<i>LAVANDULA SPP.</i>	LAVENDER	L	
<i>LEYMUS COND. 'CANYON PRINCE'</i>	BLUE LYME GRASS	L	X
<i>MUHLENBERGIA RIGENS</i>	DEER GRASS	M	X

<i>MYRTUS COMMUNIS</i>	<i>MYRTLE</i>	M	
<i>PENSTEMON HETEROPHYLLUS</i>	<i>PENSTEMON</i>	L	X
<i>RHAPHIOLEPIS UMBELLATA 'MINOR'</i>	<i>YEDDO HAWTHORN</i>	M	
<i>SALVIA CLEVELANDII</i>	<i>CLEVELAND SAGE</i>	L	
<i>SALVIA GREGII</i>	<i>AUTUMN SAGE</i>	L	
<i>SALVIA LEUCOPHYLLA</i>	<i>PURPLE SAGE</i>	L	
<i>SALVIA TRIDENT</i>	<i>HYBRID SAGE</i>	L	
<i>SANTOLINA SPP.</i>	<i>LAVENDER COTTON</i>	L	
<i>SIMMONDSIA CHINENSIS</i>	<i>JOJOBA</i>	VL	X
<i>TEUCRIUM CHAMAEDRYS</i>	<i>GERMANDER</i>	L	
<i>VERBENA LILACINA 'DE LA MINA'</i>	<i>CEDROS ISLAND VERBENA</i>	L	X
<u>Groundcovers</u>			
<i>BACCHARIS 'CENTENNIAL'</i>	<i>BENTENNIAL BACCHARIS</i>	L	
<i>BACCHARIS PILULARAIS CVS.</i>	<i>DWARF COYOTE BRUSH</i>	L	
<i>CEANOTHUS CULTIVARS</i>	<i>CEANOTHUS</i>	L	
<i>DYMONDIA MARGARETAE</i>	<i>DYMONDIA</i>	L	
<i>ELYMUS TRITICOIDES</i>	<i>BEARDLESS WILD RYEGRASS</i>	L	X
<i>ENCELIA CALIFORNICA</i>	<i>CALIFORNIA ENCELIA</i>	L	X
<i>ERIOGONUM FASCICULATUM</i>	<i>BUCKWHEAT</i>	L	X
<i>LEYMUS COND. 'CANYON PRINCE'</i>	<i>BLUE LYME GRASS</i>	L	X
<i>ROSEMARINUS 'PROSTRATUS'</i>	<i>TRAILING ROSEMARY</i>	L	
<i>SENECIO MANDRALISCAE</i>	<i>KLEINIA</i>	L	
<i>SENECIO SERPENS</i>	<i>BLUE CHALKSTICKS</i>	L	

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Type: B Street North - Landscaped Parkways with No Parking

Scientific Name	Common Name	Water Use	SoCal Native
<u>Trees - Shade</u>			
ACACIA STENOPHYLLA	SHOESTRING ACACIA	L	
CERCIDIUM 'DESERT MUSEUM'	PALO VERDE	L	X
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	L	
OLEA EUROPAEA 'SWAN HILL'	FRUITLESS OLIVE	L	
QUERCUS AGRIFOLIA	COAST LIVE OAK	L	X
QUERCUS ILEX	HOLLY OAK	L	
RHUS LANCEA	AFRICAN SUMAC	L	
<u>Shrubs</u>			
ADENOSTOMA FASCICULATUM	CHAMISE	VL	X
AGAVE SPP.	CENTURY PLANT	L	
ARCTOSTAPHYLOS CULTIVARS	MANZANITA CULTIVARS	L	
ARCTOSTAPHYLOS SPP.	MANZANITA	L	X
ARISTIDA PURPUREA	PURPLE THREE AWN	L	X
ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	L	X
BACCHARIS SAROTHOIDES	DESERT BROOM	L	X
BAILEYA MULTIRADIATA	DESERT MARIGOLD	L	
BULBINE FRUTESCENS	BULBINE	L	
CALLIANDRA CALIFORNICA	BAJA DUSTER	L	
CALLISTEMON VIM. 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	M	
CEANOTHUS CULTIVARS	CEANOTHUS	L	
CISTUS SPP.	ROCKROSE	L	
CONVOLVULUS CNEORUM	BUSH MORNING GLORY	L	
COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	L	
COREOPSIS LANCEOLATA	COREOPSIS	L	
DASYLIRION SPP.	DESERT SPOON	L	
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
EPILOBIUM SPP. (ZAUSCHNERIA)	CALIFORNIA FUCHSIA	L	X
EREMOPHILA HYGRO. 'BLUE BELLS'	BLUE BELLS EMU BUSH	L	
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
EUPHORBIA MILII 'REDI-RED'	RED EUPHORBIA	L	
GALVESIA SPECIOSA	ISLAND BUSH SNAPDRAGON	L	X
GREVILLEA SPP.	GREVILLEA	L	
GAURA LINDHEIMERI	GUARA	M	
HESPERALOE PARVIFLORA	RED/YELLOW YUCCA	L	
HETEROMELES ARBUTIFOLIA	TOYON	L	X
ILEX VOMITORIA	YAUPON	L	
KECKIELLA ANTIRHINNOIDES	YELLOW PENSTEMMON	L	X
KECKIELLA CORDIFOLIA	HEART-LEAVED PENSTEMMON	L	X

LANTANA SPP.	LANTANA	L	
LAVANDULA SPP.	LAVENDER	L	
LEUCOPHYLIUM FRUTESCENS	TEXAS RANGER	L	
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
MIMULUS AURANTIACUS	MONKEY-FLOWER	L	X
MUHLENBERGIA RIGENS	DEER GRASS	M	X
MYRTUS COMMUNIS	MYRTLE	M	
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M	
RHAMNUS CALIFORNICA	COFFEEBERRY	L	X
RHUS INTERGIFOLIA	LEMONADEBERRY	L	X
RHUS OVATA	SUGAR BUSH	L	X
SALVIA CLEVELANDII	CLEVELAND SAGE	L	
SALVIA GREGII	AUTUMN SAGE	L	
SALVIA LEUCOPHYLLA	PURPLE SAGE	L	
SALVIA TRIDENT	HYBRID SAGE	L	
SANTOLINA SPP.	LAVENDER COTTON	L	
SIMMONDSIA CHINENSIS	JOJOBA	VL	X
TEUCRIUM CHAMAEDRYIS	GERMANDER	L	
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	X
WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	
XYLOCOCCUS BICOLOR	MISSION MANZANITA	L	X
Groundcovers			
BACCHARIS 'CENTENNIAL'	BENTENNIAL BACCHARIS	L	
BACCHARIS PILULARAIS CVS.	DWARF COYOTE BRUSH	L	
CEANOTHUS CULTIVARS	CEANOTHUS	L	
DYMONDIA MARGARETAE	DYMONDIA	L	
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	L	X
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
ROSEMARINUS 'PROSTRATUS'	TRAILING ROSEMARY	L	
SENECIO MANDRALISCAE	KLEINIA	L	
SENECIO SERPENS	BLUE CHALKSTICKS	L	
Vines			
FICUS PUMILA	CREeping FIG	M	
MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	M	
VITIS CALIFORNICA	CALIFORNIA WILD GRAPE	L	X

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Type: Altair Vista - One-way Street with Parking one side

Scientific Name	Common Name	Water Use	SoCal Native
Trees - Shade			
<i>ACACIA STENOPHYLLA</i>	SHOESTRING ACACIA	L	
<i>CERCIDIUM 'DESERT MUSEUM'</i>	PALO VERDE	L	X
<i>LAURUS NOBILIS 'SARATOGA'</i>	SWEET BAY	L	
<i>OLEA EUROPAEA 'SWAN HILL'</i>	FRUITLESS OLIVE	L	
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS ILEX</i>	HOLLY OAK	L	
<i>RHUS LANCEA</i>	AFRICAN SUMAC	L	
Shrubs			
<i>AGAVE SPP.</i>	CENTURY PLANT	L	
<i>ARCTOSTAPHYLOS CULTIVARS</i>	MANZANITA CULTIVARS	L	
<i>ARISTIDA PURPUREA</i>	PURPLE THREE AWN	L	X
<i>BAILEYA MULTIRADIATA</i>	DESERT MARIGOLD	L	
<i>BULBINE FRUTESCENS</i>	BULBINE	L	
<i>CALLIANDRA CALIFORNICA</i>	BAJA DUSTER	L	
<i>CALLIANDRA ERIOPHYIA</i>	FAIRY DUSTER	VL	
<i>CALLISTEMON VIM. 'LITTLE JOHN'</i>	LITTLE JOHN BOTTLEBRUSH	M	
<i>CEANOTHUS CULTIVARS</i>	CEANOTHUS	L	
<i>CISTUS SPP.</i>	ROCKROSE	L	
<i>CONVOLVULUS CNEORUM</i>	BUSH MORNING GLORY	L	
<i>COREOPSIS AURICULATA 'NANA'</i>	DWARF COREOPSIS	L	
<i>COREOPSIS LANCEOLATA</i>	COREOPSIS	L	
<i>DASYLIRION SPP.</i>	DESERT SPOON	L	
<i>ENCELIA CALIFORNICA</i>	CALIFORNIA ENCELIA	L	X
<i>ECHINOCACTUS GRUSONII</i>	GOLDEN BARREL CACTUS	L	
<i>EPILOBIUM SPP. (ZAUSCHNERIA)</i>	CALIFORNIA FUCHSIA	L	X
<i>EREMOPHILA HYGRO. 'BLUE BELLS'</i>	BLUE BELLS EMU BUSH	L	
<i>ERIOGONUM FASCICULATUM</i>	BUCKWHEAT	L	X
<i>EUPHORBIA MILII 'REDI-RED'</i>	RED EUPHORBIA	L	
<i>GALVESIA SPECIOSA</i>	ISLAND BUSH SNAPDRAGON	L	X
<i>GREVILLEA SPP.</i>	GREVILLEA	L	
<i>GAURA LINDHEIMERI</i>	GUARA	M	
<i>HESPERALOE PARVIFLORA</i>	RED/YELLOW YUCCA	L	
<i>ILEX VOMITORIA</i>	YAUPON	L	
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>LANTANA SPP.</i>	LANTANA	L	
<i>LAVANDULA SPP.</i>	LAVENDER	L	
<i>LEYMUS COND. 'CANYON PRINCE'</i>	BLUE LYME GRASS	L	X
<i>MUHLENBERGIA RIGENS</i>	DEER GRASS	M	X

MYRTUS COMMUNIS	MYRTLE	M	
PENSTEMON HETEROPHYLLUS	PENSTEMON	L	X
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	M	
SALVIA CLEVELANDII	CLEVELAND SAGE	L	
SALVIA GREGII	AUTUMN SAGE	L	
SALVIA LEUCOPHYLLA	PURPLE SAGE	L	
SALVIA TRIDENT	HYBRID SAGE	L	
SANTOLINA SPP.	LAVENDER COTTON	L	
SIMMONDSIA CHINENSIS	JOJOBA	VL	X
TEUCRIUM CHAMAEDRYS	GERMANDER	L	
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	L	X
<u>Groundcovers</u>			
BACCHARIS 'CENTENNIAL'	BENTENNIAL BACCHARIS	L	
BACCHARIS PILULARAIS CVS.	DWARF COYOTE BRUSH	L	
CEANOTHUS CULTIVARS	CEANOTHUS	L	
DYMONDIA MARGARETAE	DYMONDIA	L	
ELYMUS TRITICOIDES	BEARDLESS WILD RYEGRASS	L	X
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	L	X
ERIOGONUM FASCICULATUM	BUCKWHEAT	L	X
LEYMUS COND. 'CANYON PRINCE'	BLUE LYME GRASS	L	X
ROSEMARINUS 'PROSTRATUS'	TRAILING ROSEMARY	L	
SENECIO MANDRALISCAE	KLEINIA	L	
SENECIO SERPENS	BLUE CHALKSTICKS	L	

NOTE: THIS LIST IS NOT ALL INCLUSIVE. ADDITIONAL SPECIES MAY BE ADDED IF APPROVED BY THE PLANNING DEPARTMENT.

Street Type: Altair Vista Culvert and A Street Bridge

- Contiguous Sidewalks with no Parking

These areas do not have landscaping since they are bridges or faux bridges (culverts.)

Street Type: Alley – 24' Width

See Village Plant lists.

Altair

Appendix-Plant Lists

(Refer to various Specific Plan Sections for Design Intent Descriptions of each area)

NOTE: Plant species identified in Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) shall not be used in areas adjacent to the MSHCP corridor and/or native open space.

Natural (Permanent) Slopes:

Scientific Name	Common Name	Water Use	SoCal Native
Trees - Shade			
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANNII</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X
Trees - Accent			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CERCOCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
Shrubs			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>ARCHTOSTAPHYLOS GLAUCA</i>	BIGBERRY MANZANITA	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS 'ALBA'</i>	WESTERN REDBUD	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X
<i>EPILOBIUM CANUM SSP. CANUM</i>	CALIFORNIA FUCHSIA	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>PENSTEMON HETEROPHYLLUS</i>	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X

Altair

Appendix-Plant Lists

(Refer to various Specific Plan Sections for Design Intent Descriptions of each area)

NOTE: Plant species identified in Table 6-2 of the Multiple Species Habitat Conservation Plan (MSHCP) shall not be used in areas adjacent to the MSHCP corridor and/or native open space.

Natural (Permanent) Slopes:

Scientific Name	Common Name	Water Use	SoCal Native
Trees - Shade			
<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	L	X
<i>QUERCUS CHRYSOLEPIS</i>	CANYON OAK	L	X
<i>QUERCUS ENGLEMANNI</i>	ENGELMANN OAK	L	X
<i>QUERCUS LOBATA</i>	VALLEY OAK	L	X
Trees - Accent			
<i>CEANOTHUS ARBOREUS</i>	ISLAND CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	L	X
<i>CERCOCARPUS BETULOIDES</i>	MOUNTAIN MAHOGONY	VL	X
<i>FRAXINUS DIPETALA</i>	CALIFORNIA ASH	L	X
<i>HETEROMELES ARBUTIFOLIA</i>	TOYON	L	X
<i>PRUNUS ILICIFOLIA ILICIFOLIA</i>	HOLLYLEAF CHERRY	VL	X
<i>QUERCUS BERBERIDIFOLIA</i>	SCRUB OAK	L	X
<i>RHUS (MALOSMA) LAURINA</i>	LAUREL SUMAC	L	X
<i>SAMBUCUS NIGRA CAERULEA</i>	BLUE ELDERBERRY	L	X
Shrubs			
<i>ADENOSTOMA FASCICULATUM</i>	CHAMISE	VL	X
<i>ASCLEPIAS FASCICULARIS</i>	NARROWLEAF MILKWEED	L	X
<i>ARCHTOSTAPHYLOS GLAUCA</i>	BIGBERRY MANZANITA	L	X
<i>ARTEMISIA CALIFORNICA</i>	CALIFORNIA SAGEBRUSH	L	X
<i>BACCHARIS PILULARIS</i>	COYOTE BRUSH	L	X
<i>CEANOTHUS CRASSIFOLIUS</i>	HOARYLEAF CEANOTHUS	L	X
<i>CEANOTHUS TOMENTOSUS</i>	RAMONA CEANOTHUS	L	X
<i>CERCIS OCCIDENTALIS 'ALBA'</i>	WESTERN REDBUD	L	X
<i>ENCELIA FARINOSA</i>	BRITTLE BUSH	L	X
<i>EPILOBIUM CANUM SSP. CANUM</i>	CALIFORNIA FUCHSIA	L	X
<i>KECKIELLA ANTIRHINNOIDES</i>	YELLOW PENSTEMMON	L	X
<i>KECKIELLA CORDIFOLIA</i>	HEART-LEAVED PENSTEMMON	L	X
<i>MIMULUS AURANTIACUS</i>	MONKEY-FLOWER	L	X
<i>OPUNTIA LITTORALIS</i>	COASTAL PRICKLY PEAR	L	X
<i>PENSTEMON HETEROPHYLLUS</i>	PENSTEMON	L	X
<i>RHAMNUS CALIFORNICA</i>	COFFEEBERRY	L	X

